



50 Merriam Close, London, E4 9JQ

Offers Over £450,000

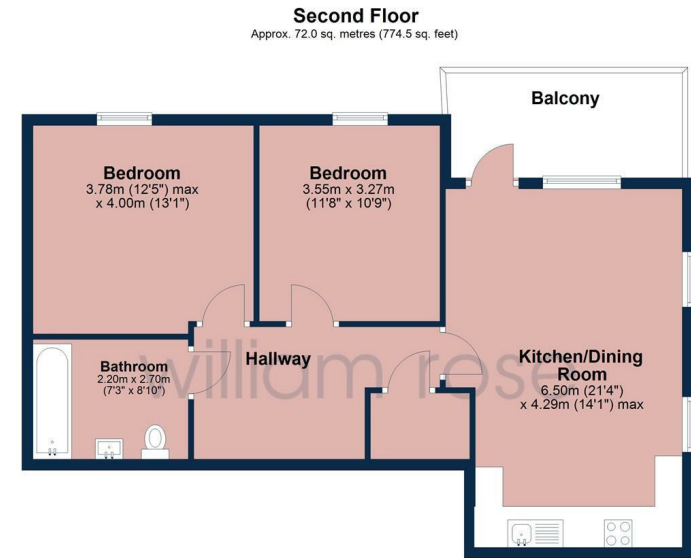
2 Bedrooms / 1 Reception / 1 Bathrooms

sq ft

Apartment

Council Tax Band: D

Local Authority: Waltham Forest

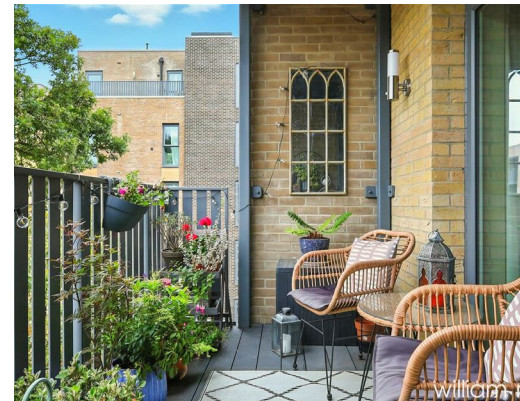


Total area: approx. 72.0 sq. metres (774.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp...

Merriam CI



## Key Features:

- Modern Second Floor Flat
- Two Double Bedrooms
- Spacious Open Plan Kitchen/Diner
- Large Family Bathroom
- Moments From Highams Park Overground Station
- Close to Various Shops, Café's, Bars and Restaurants
- Allocated Parking Space
- Perfect for First-Time Buyers or Commuters
- Generous Balcony Great for Relaxation
- Accessibility for People With Disabilities



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 86      | 86        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

