



MERRIELANDS

Dagenham

**BLOCK D
HEARN HOUSE**

Your kind of place. Your kind of people.

WELCOME TO MERRIELANDS

A vibrant new way of life.

Merrields is a contemporary collection of studio, one, two and three bedroom apartments in the heart of Dagenham, a diverse and vibrant town with a strong sense of community, exclusively available for Shared Ownership.

With a prime location on the fringes of the city, Merrields is within easy reach of everything this welcoming community has to offer while ensuring you stay excellently connected to the rest of London.

Each apartment has been designed to offer modern comfort and relaxed style, offering spacious accommodation that is as versatile as it is attractive, with balconies or terraces to all apartments. Merrields provides the perfect affordable London home that's your kind of place.



Computer generated image is indicative only.

CHOOSE FROM 4 DIFFERENT HOME SIZES

Studio Apartments

01 Bedroom Apartments 02 Bedroom Apartments 03 Bedroom Apartments

HEARN HOUSE

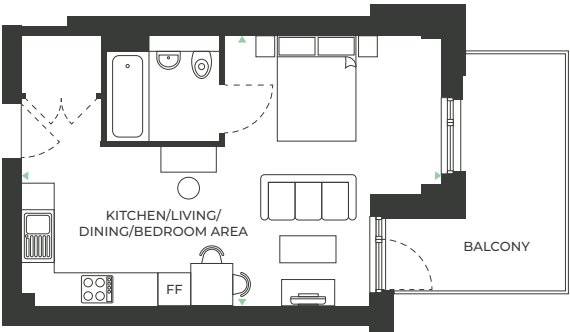
BATTS HOUSE

STUDIO APARTMENT

APARTMENT 5

KITCHEN/LIVING/DINING
BEDROOM AREA
7.93m x 5.11m | 26'0" x 16'7"

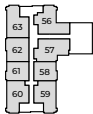
TOTAL NET AREA
37.6 sq m 405 sq ft



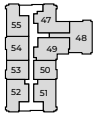
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.



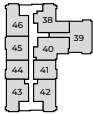
KEY
FF = Fridge/Freezer



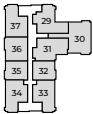
SEVENTH FLOOR



SIXTH FLOOR



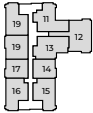
FIFTH FLOOR



FOURTH FLOOR



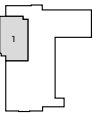
THIRD FLOOR



SECOND FLOOR



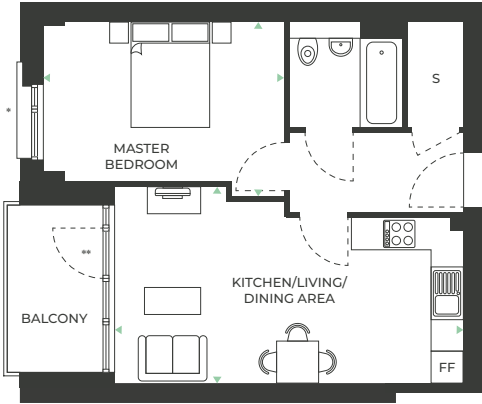
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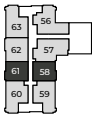
GROUND FLOOR

1 BEDROOM APARTMENT

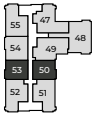
APARTMENTS 8, 14", 17, 23", 26, 32", 35, 41", 44, 50", 53, 58" & 61



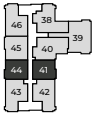
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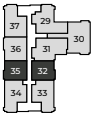
SEVENTH FLOOR



SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



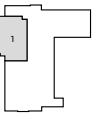
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

KITCHEN/LIVING/
DINING AREA
6.58m x 3.72m | 21'5" x 12'2"

MASTER BEDROOM
4.54m x 3.01m | 14'8" x 9'8"

TOTAL NET AREA
48.9 sq m 527 sq ft



KEY
S = Storage
FF = Fridge/Freezer

2 BEDROOM APARTMENT

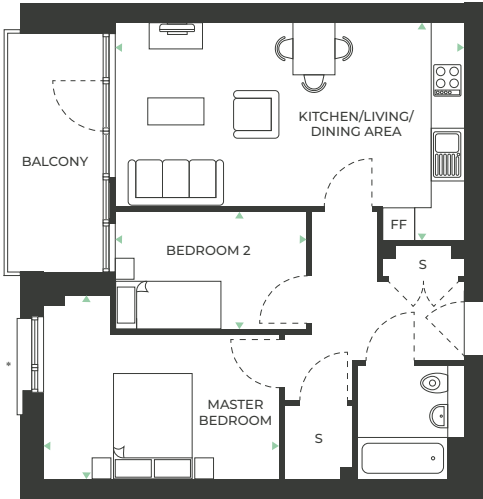
APARTMENTS 9, 18, 27, 36, 45, 54 & 62

**KITCHEN/LIVING/
DINING AREA**
6.58m x 3.47m | 21'5" x 11'3"

MASTER BEDROOM
4.44m x 3.47m | 14'5" x 11'3"

BEDROOM 2
3.91m x 2.22m | 12'8" x 7'2"

TOTAL NET AREA
61.5 sq m 662 sq ft

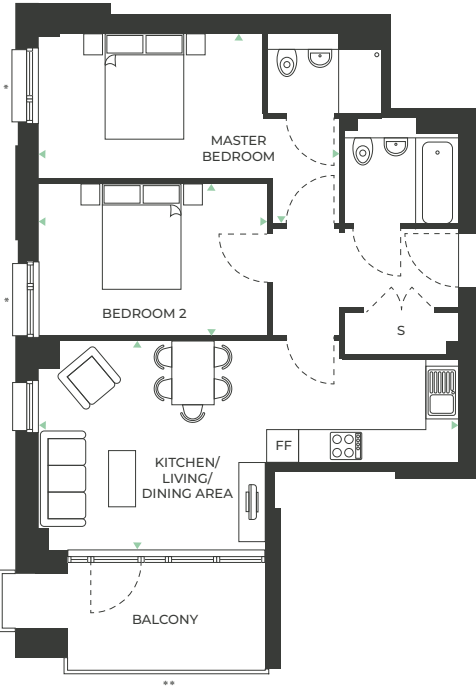


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2 BEDROOM APARTMENT

APARTMENTS 7, 15", 16, 24", 25, 33", 34, 42", 43, 51", 52, 59" & 60



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**KITCHEN/LIVING/
DINING AREA**
7.93m x 3.94m | 26'0" x 12'9"

MASTER BEDROOM
5.68m x 2.75m | 18'6" x 9'0"

BEDROOM 2
4.32m x 2.87m | 14'1" x 9'4"

TOTAL NET AREA
68.8 sq m 740 sq ft



KEY
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FF = Fridge/Freezer

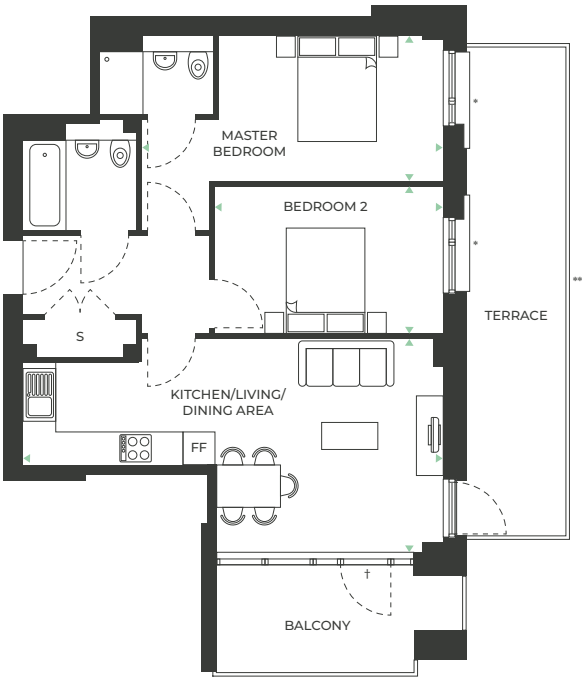
2 BEDROOM APARTMENT APARTMENT 6

**KITCHEN/LIVING/
DINING AREA**
7.93m x 4.04m | 26'0" x 13'2"

MASTER BEDROOM
4.23m x 2.75m | 13'8" x 9'0"

BEDROOM 2
4.32m x 2.78m | 14'1" x 9'1"

TOTAL NET AREA
68.8 sq m 740 sq ft

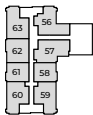


2B4P Type 1.1
D01.04 Balcony variation

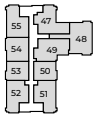
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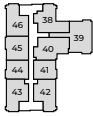
KEY
S = Storage
FF = Fridge/Freezer



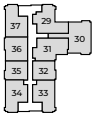
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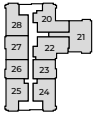
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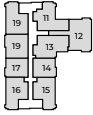
FIFTH FLOOR



FOURTH FLOOR



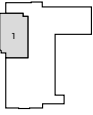
THIRD FLOOR



SECOND FLOOR

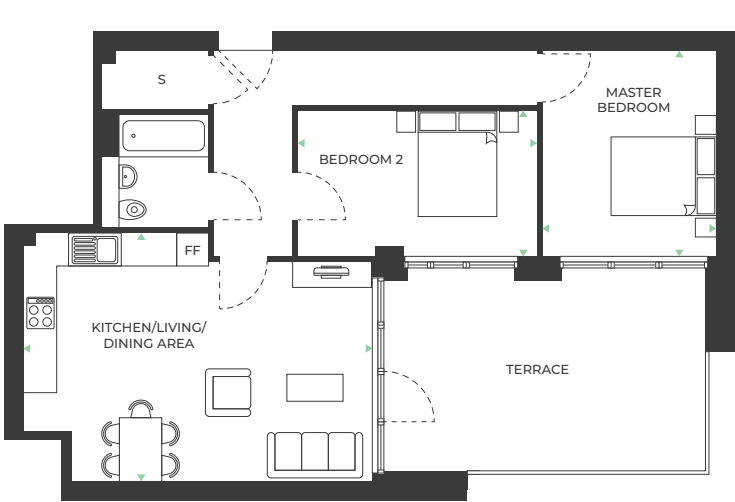


FIRST FLOOR



GROUND FLOOR

2 BEDROOM APARTMENT APARTMENT 4



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**KITCHEN/LIVING/
DINING AREA**
6.58m x 4.69m | 21'5" x 15'3"

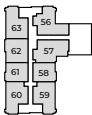
MASTER BEDROOM
3.88m x 3.30m | 12'7" x 10'8"

BEDROOM 2
4.60m x 2.75m | 15'0" x 9'0"

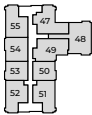
TOTAL NET AREA
72.8 sq m 784 sq ft



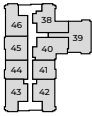
KEY
S = Storage
FF = Fridge/Freezer



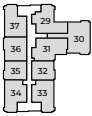
SEVENTH FLOOR



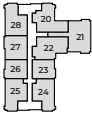
SIXTH FLOOR



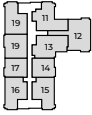
FIFTH FLOOR



FOURTH FLOOR



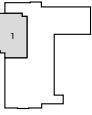
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

2 BEDROOM APARTMENT

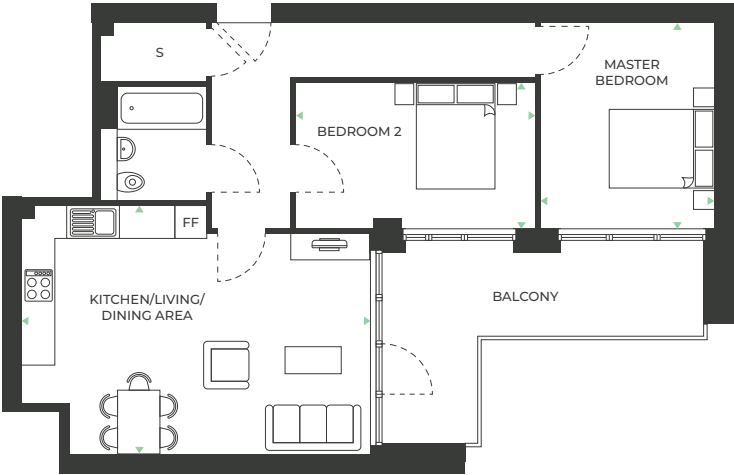
APARTMENTS 13, 22, 31, 40, 49 & 57

- KITCHEN/LIVING/
DINING AREA
6.58m x 4.69m | 21'5" x 15'3"
- MASTER BEDROOM
3.88m x 3.30m | 12'7" x 10'8"
- BEDROOM 2
4.60m x 2.75m | 15'0" x 9'0"

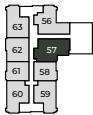
TOTAL NET AREA
72.8 sq m 784 sq ft



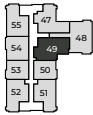
KEY
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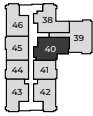
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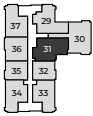
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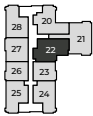
SIXTH FLOOR



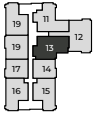
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



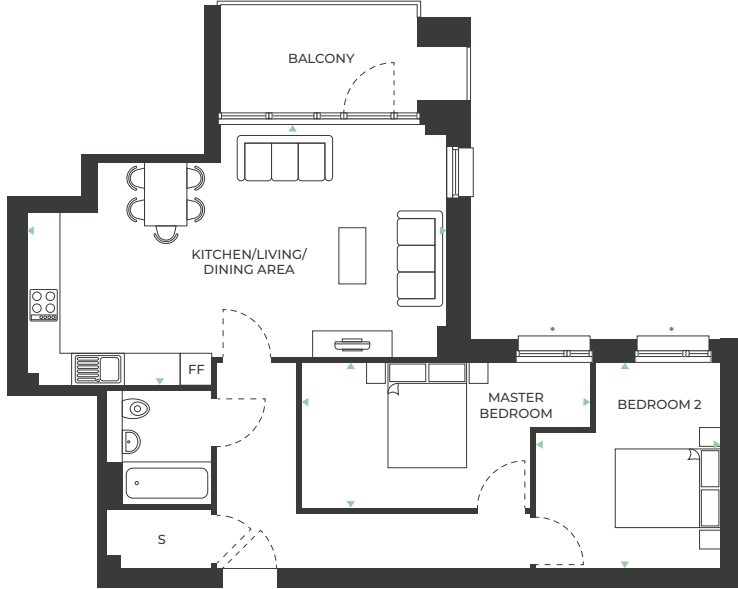
FIRST FLOOR



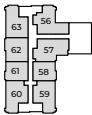
GROUND FLOOR

2 BEDROOM APARTMENT

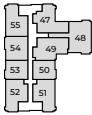
APARTMENT 2



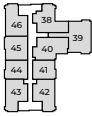
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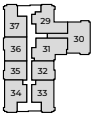
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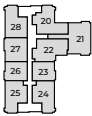
SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



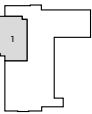
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- KITCHEN/LIVING/
DINING AREA
7.93m x 4.30m | 26'0" x 14'1"
- MASTER BEDROOM
5.55m x 2.75m | 18'2" x 9'0"
- BEDROOM 2
3.88m x 3.48m | 12'7" x 11'4"

TOTAL NET AREA
77.3 sq m 832 sq ft



KEY
S = Storage
FF = Fridge/Freezer

2 BEDROOM APARTMENT

APARTMENTS 11, 20, 29, 38 & 47

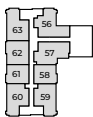
- KITCHEN/LIVING/
DINING AREA
7.93m x 4.30m | 26'0" x 14'1"
- MASTER BEDROOM
5.55m x 2.75m | 18'2" x 9'0"
- BEDROOM 2
3.88m x 3.48m | 12'7" x 11'4"

TOTAL NET AREA
77.3 sq m 832 sq ft

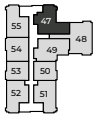


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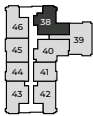
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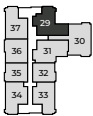
SEVENTH FLOOR



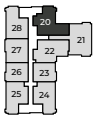
SIXTH FLOOR



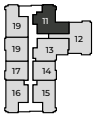
FIFTH FLOOR



FOURTH FLOOR



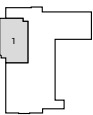
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

2 BEDROOM APARTMENT

APARTMENT 56

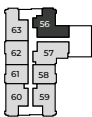
- KITCHEN/LIVING/
DINING AREA
7.93m x 4.93m | 26'0" x 16'1"
- MASTER BEDROOM
5.51m x 2.84m | 18'0" x 9'3"
- BEDROOM 2
3.88m x 3.48m | 12'7" x 11'4"

TOTAL NET AREA
75.1 sq m 809 sq ft

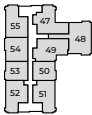


KEY
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FF = Fridge/Freezer

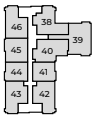
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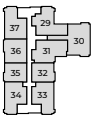
SEVENTH FLOOR



SIXTH FLOOR



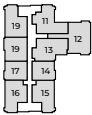
FIFTH FLOOR



FOURTH FLOOR



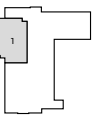
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

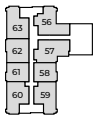
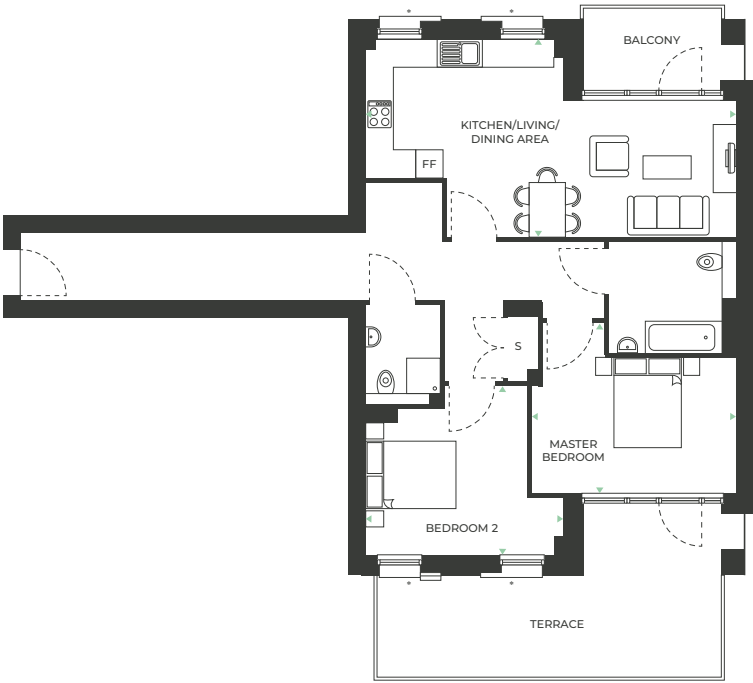
2 BEDROOM APARTMENT
APARTMENT 3

KITCHEN/LIVING/
DINING AREA
8.17m x 4.36m | 26'8" x 14'3"

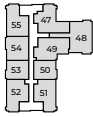
MASTER BEDROOM
4.59m x 3.75m | 15'0" x 12'3"

BEDROOM 2
4.37m x 3.21m | 14'0" x 10'4"

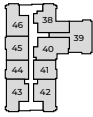
TOTAL NET AREA
93.6 sq m 1,008 sq ft



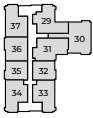
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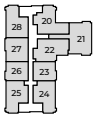
SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



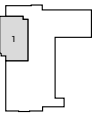
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors. *Window style varies between plots, please speak to a Sales Advisor for exact plot details.



KEY

S = Storage
FF = Fridge/Freezer

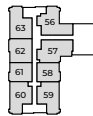
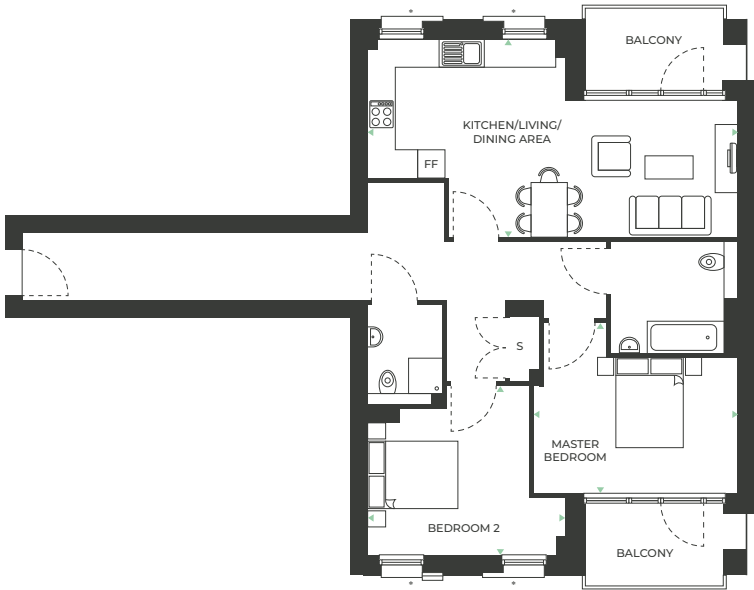
2 BEDROOM APARTMENT
APARTMENTS 12, 21, 30, 39 & 48

KITCHEN/LIVING/
DINING AREA
8.17m x 4.36m | 26'8" x 14'3"

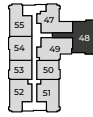
MASTER BEDROOM
4.59m x 3.75m | 15'0" x 12'3"

BEDROOM 2
4.37m x 3.21m | 14'0" x 10'4"

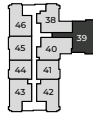
TOTAL NET AREA
93.6 sq m 1,008 sq ft



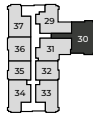
SEVENTH FLOOR



SIXTH FLOOR



FIFTH FLOOR



FOURTH FLOOR



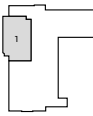
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors. *Window style varies between plots, please speak to a Sales Advisor for exact plot details.



KEY

S = Storage
FF = Fridge/Freezer

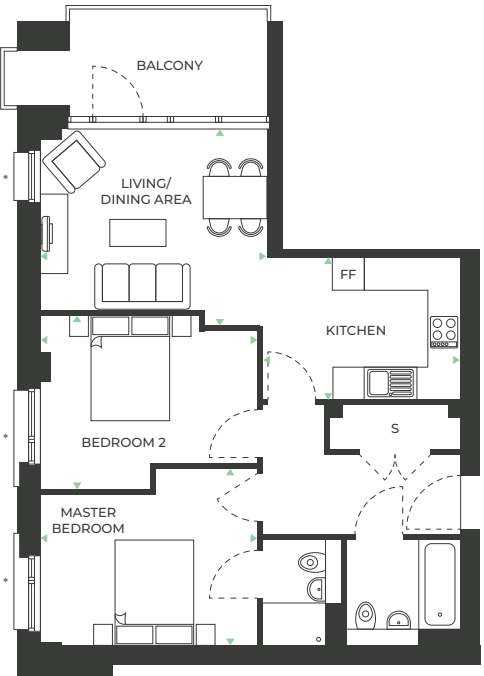
- KITCHEN
3.66m x 2.6m | 12'1" x 8'4"
- LIVING/DINING AREA
4.28m x 3.44m | 14'0" x 3'4"
- MASTER BEDROOM
4.27m x 3.35m | 14'0" x 10'9"
- BEDROOM 2
4.27m x 3.28m | 14'0" x 10'7"
- TOTAL NET AREA
68.4 sq m 737 sq ft



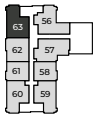
KEY
S = Storage
FF = Fridge/Freezer

2 BEDROOM APARTMENT

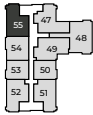
APARTMENTS 10, 19, 28, 37, 46, 55 & 63



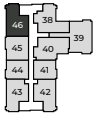
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Bathroom and en-suite layouts may vary. Speak to our sales team for more information. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors. *Window style varies between plots, please speak to a Sales Advisor for exact plot details.



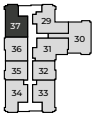
SEVENTH FLOOR



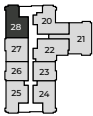
SIXTH FLOOR



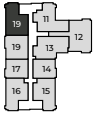
FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



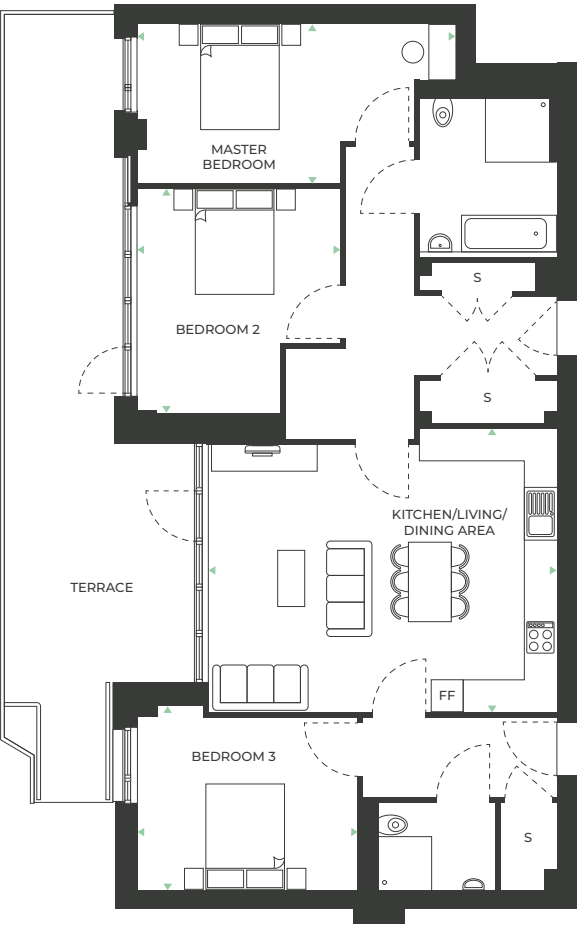
FIRST FLOOR



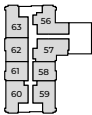
GROUND FLOOR

3 BEDROOM APARTMENT

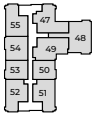
APARTMENT 1



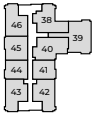
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.



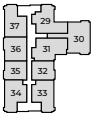
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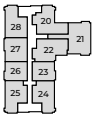
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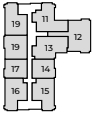
FIFTH FLOOR



FOURTH FLOOR



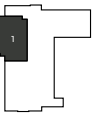
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- KITCHEN/LIVING/ DINING AREA
5.59m x 5.37m | 18'3" x 17'6"
- MASTER BEDROOM
6.03m x 3.01m | 19'9" x 10'0"
- BEDROOM 2
3.84m x 4.37m | 12'7" x 4'0"
- BEDROOM 3
4.17m x 3.47m | 13'6" x 11'3"

TOTAL NET AREA
119.6 sq m 1,288 sq ft



KEY
S = Storage
FF = Fridge/Freezer

IT'S THE INSIDE THAT COUNTS

Built for both form and function.

The apartments at Merrielands have been designed to cater for all lifestyles, providing versatile, integrated living spaces that find the perfect balance between practicality and style.



Computer generated image is indicative only.

OPEN-PLAN KITCHEN/ LIVING/DINING AREA

- ✓ Grey gloss handleless kitchen units with soft-close hinges
- ✓ Under pelmet kitchen downlights
- ✓ Laminate worktop in Basalt Slate with matching upstand
- ✓ Stainless steel 1.5 bowl integrated basin with chrome mono mixer tap
- ✓ Zanussi integrated single fan oven
- ✓ Zanussi integrated induction hob with stainless steel extractor hood and white glass splashback
- ✓ Zanussi integrated 70:30 fridge/freezer
- ✓ Plumbing and power for dishwasher
- ✓ Laminate flooring in natural varnished oak
- ✓ White emulsion walls with white satin woodwork

BATHROOM AND EN SUITE

- ✓ Basin with chrome surface-mounted mixer tap
- ✓ White Twyford's bathroom suite
- ✓ Contemporary bath with Chrome Mono-Mixer tap and glass shower screen
- ✓ Porcelanosa Madagascar Natural Ceramic full height tiling around bath/shower enclosures and tiling to WC basin splash back area
- ✓ WC with dual flush function

- ✓ Wall mounted mirror over vanity shelf
- ✓ Softwood vanity shelf painted white with wooden finish
- ✓ Wall mounted shaver socket
- ✓ Chrome electric heated towel rail

GENERAL

- ✓ Laminate flooring in natural varnished oak to entrance hall, cupboards living, kitchen and dining areas
- ✓ Tomkinson Twist wool mix carpets in Smoke to bedrooms
- ✓ White emulsion walls throughout with white satin woodwork
- ✓ Recessed LED spotlights to kitchen/living/ dining areas and bathrooms
- ✓ Pendant lighting to bedrooms and entrance halls
- ✓ White Satin internal doors with brushed chrome handles
- ✓ Heat recovery ventilation (MVHR) system
- ✓ HIU operated communal heating system
- ✓ Entrotec video entry system
- ✓ Sky Q and TV points to living area and master bedroom linked to a communal Sky dish and aerial
- ✓ Balcony with timber decking or paved terrace to all apartments
- ✓ Access to private residents' podium garden and landscaped roof terrace





CLARION
HOUSING

020 3151 3711

MERRIELANDS.CO.UK

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