



MERRIELANDS

Dagenham

**BLOCK E
BATTS 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.





HEARN HOUSE

BATT'S HOUSE

CHOOSE FROM 3 DIFFERENT HOME SIZES

Studio Apartments

01 Bedroom Apartments

02 Bedroom Apartments



STUDIO APARTMENT

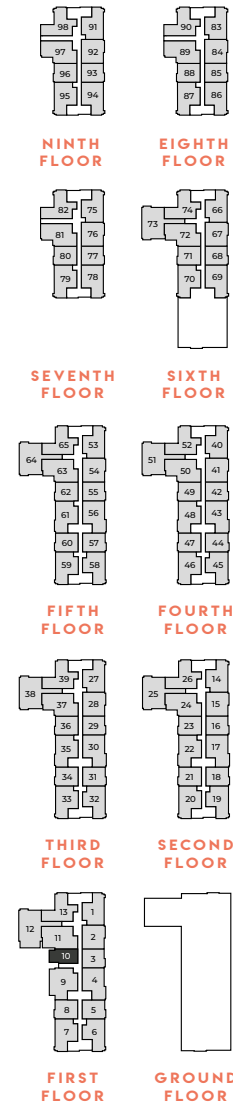
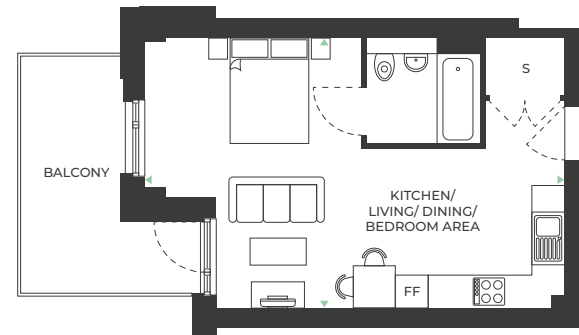
APARTMENT 10

**KITCHEN/LIVING/DINING
BEDROOM AREA**

7.93m x 5.11m | 26'0" x 16'9"

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.



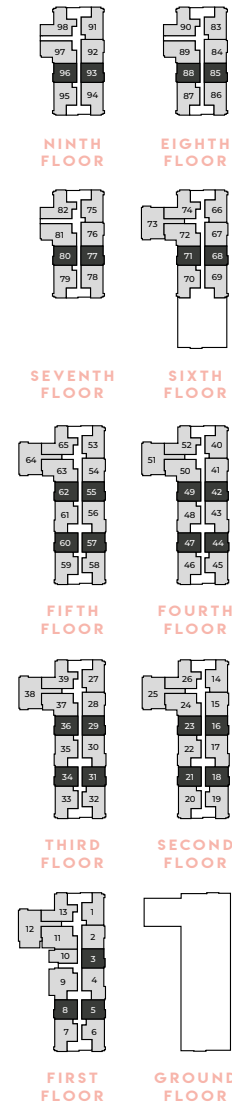
KEY

S = Storage

FF = Fridge/Freezer

1 BEDROOM APARTMENT

APARTMENTS 3†, 5†, 8, 16†, 18†, 21, 23, 29†, 31†, 34, 36, 42†, 44†, 47, 49, 55†, 57†, 60, 62, 68†, 71, 77†, 80, 85†, 88, 93† & 96



**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

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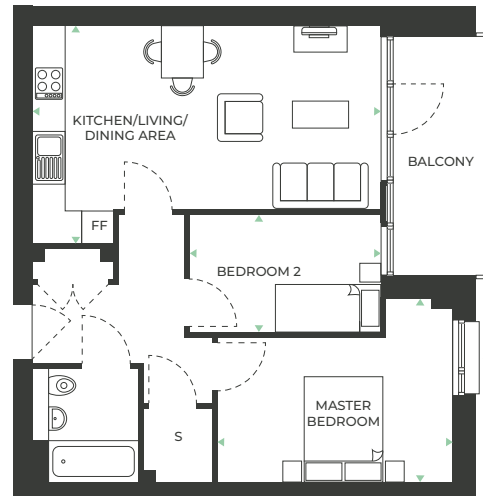
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2 BEDROOM APARTMENT

APARTMENTS 2, 15, 28, 41, 54, 67, 76, 84 & 92



**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



KEY

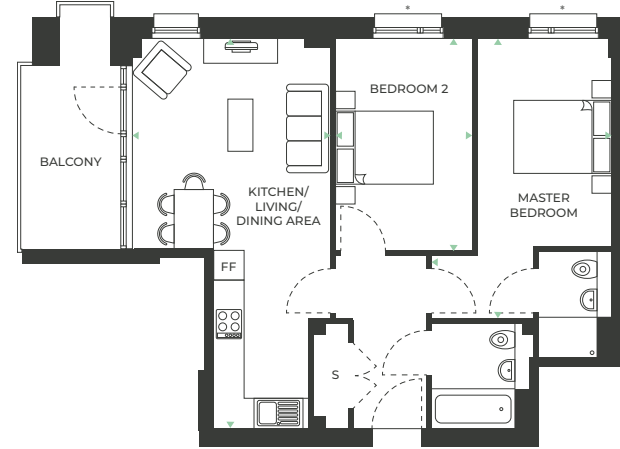
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2 BEDROOM APARTMENT

APARTMENTS 1, 7, 14, 20, 27, 33, 40, 46, 53, 59, 66, 75, 83 & 91



**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

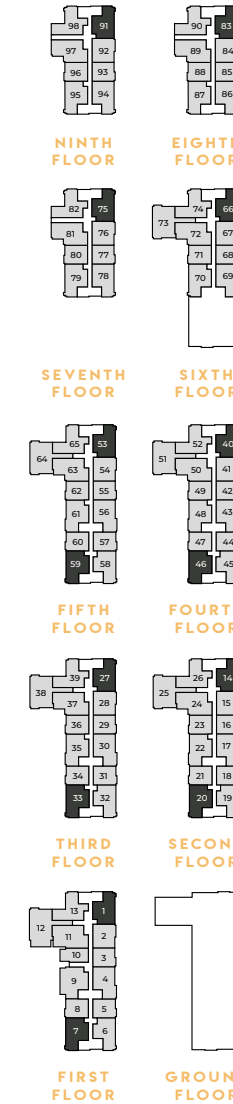
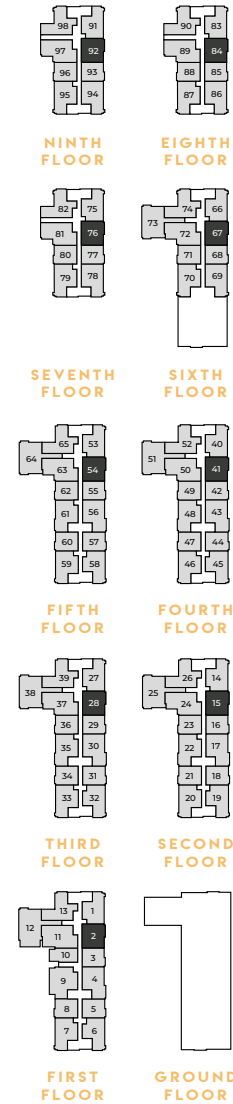


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2 BEDROOM APARTMENT

APARTMENTS 70, 79, 87 & 95

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



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2 BEDROOM APARTMENT

APARTMENTS 69, 78, 86 & 94

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

4.38m x 2.87m | 14'6" x 9'4"

TOTAL NET AREA

73.57 sq m 791.9 sq ft

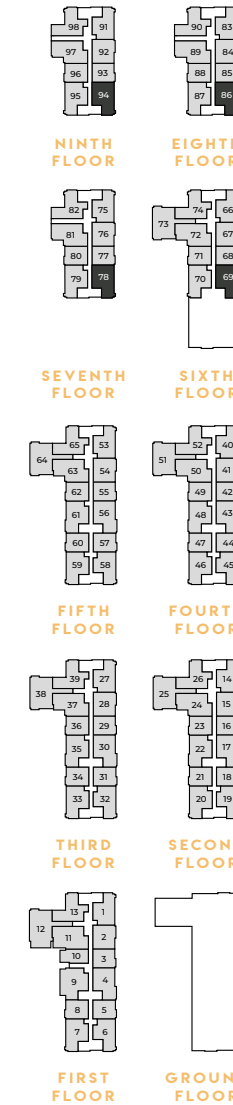
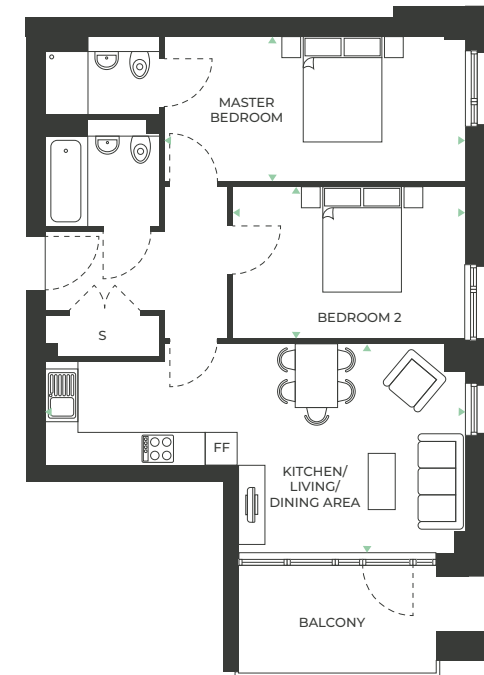
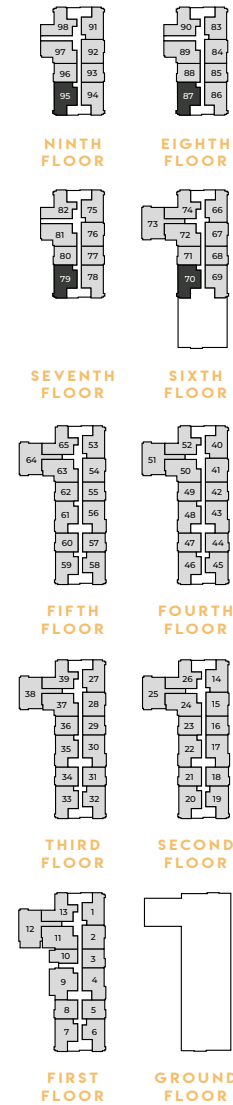
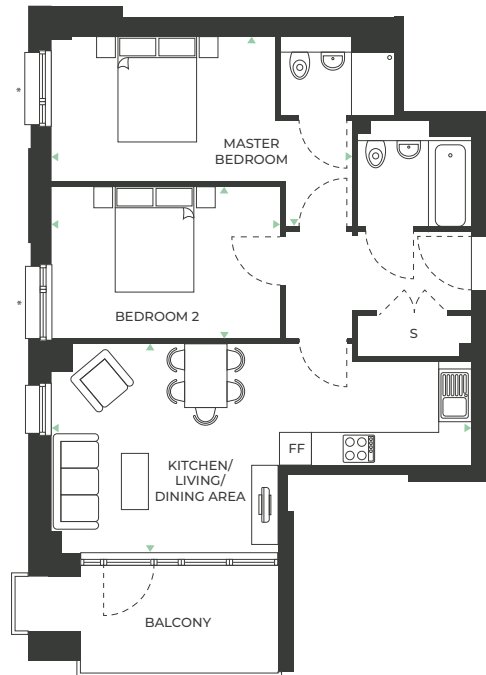


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2 BEDROOM APARTMENT

APARTMENT 11

**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
73.7 sq m 793 sq ft

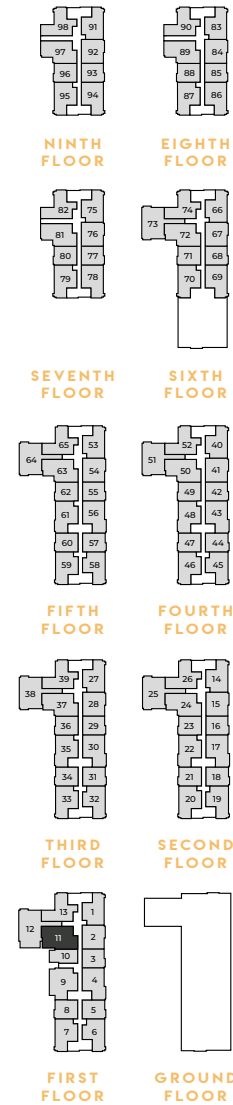
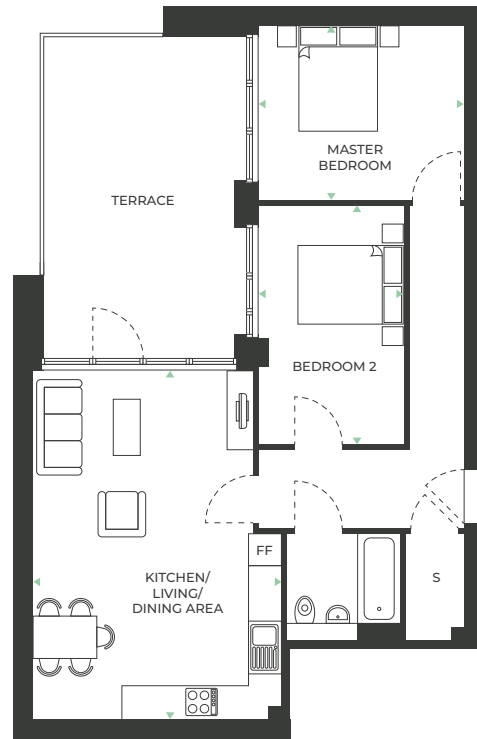


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2 BEDROOM APARTMENT

APARTMENTS 24, 37, 50, 63, 72, 81, 89 & 97

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

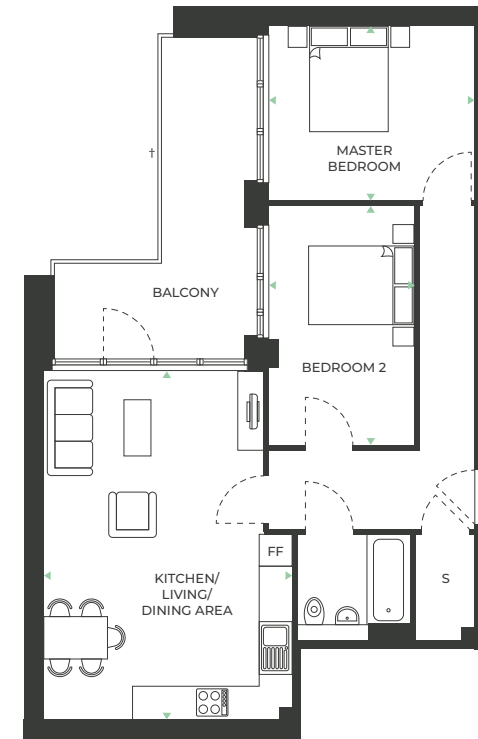
MASTER BEDROOM
3.88m x 3.30m | 12'7" x 10'8"

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

TOTAL NET AREA
73.7 sq m 793 sq ft



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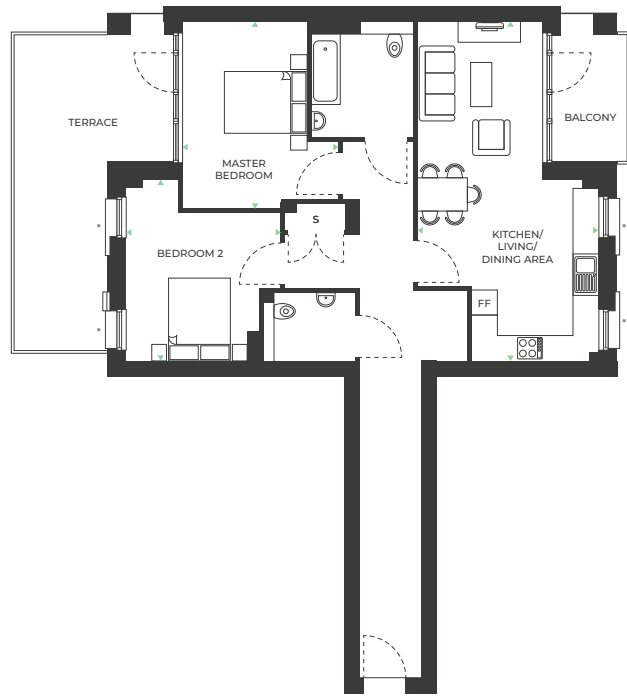
2 BEDROOM APARTMENT APARTMENT 12

**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
4.36m x 3.17m | 14'3" x 10'4"

TOTAL NET AREA
93.6 sq m 1,008 sq ft



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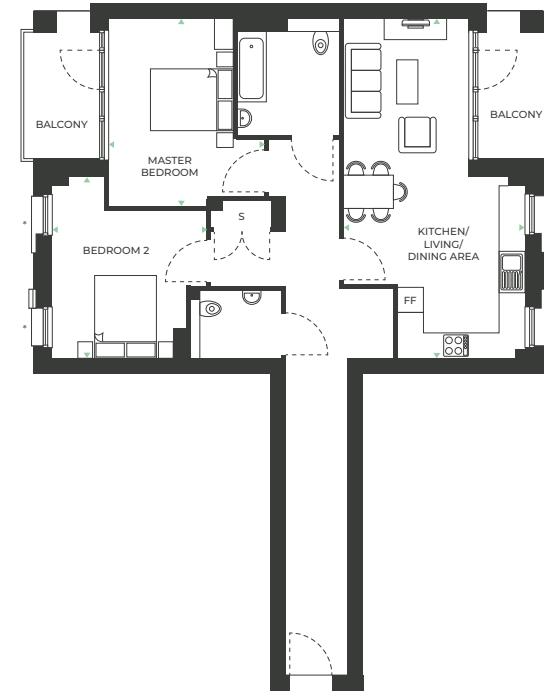
2 BEDROOM APARTMENT APARTMENTS 25, 38, 51, 64 & 73

**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
4.36m x 3.17m | 14'3" x 10'4"

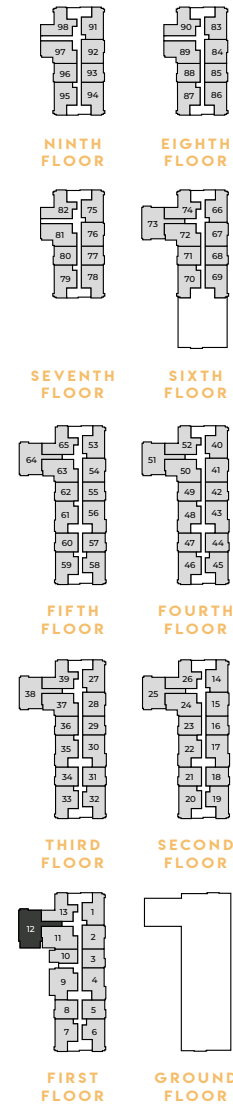
TOTAL NET AREA
93.6 sq m 1,008 sq ft



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2 BEDROOM APARTMENT

APARTMENTS 4, 17, 30, 43 & 56

**KITCHEN/LIVING/
DINING AREA**

6.70m x 5.27m | 21'8" x 17'3"

MASTER BEDROOM

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

BEDROOM 2

4.32m x 3.32m | 14'1" x 10'7"

TOTAL NET AREA

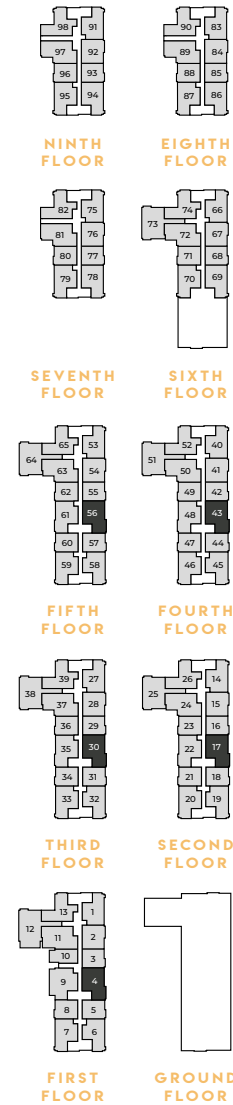
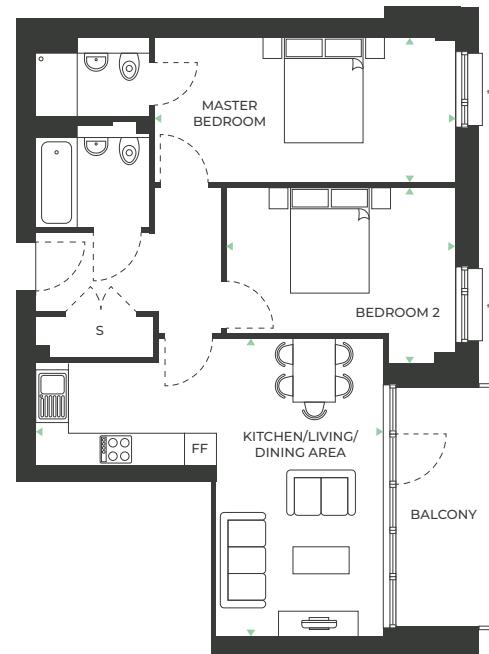
71.8 sq m 773 sq ft



KEY

S = Storage

FF = Fridge/Freezer



2 BEDROOM APARTMENT

APARTMENT 9

**KITCHEN/LIVING/
DINING AREA**

6.58m x 5.73m | 21'5" x 18'7"

MASTER BEDROOM

5.68m x 3.59m | 18'6" x 11'7"

BEDROOM 2

4.23m x 3.32m | 13'8" x 10'8"

TOTAL NET AREA

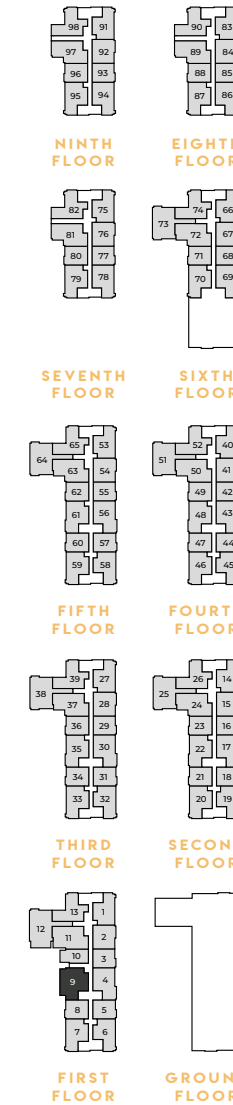
69.5 sq m 748 sq ft



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2 BEDROOM APARTMENT

APARTMENTS 22, 35, 48 & 61

**KITCHEN/LIVING/
DINING AREA**

6.58m x 5.73m | 21'5" x 18'7"

MASTER BEDROOM

5.68m x 3.59m | 18'6" x 11'7"

BEDROOM 2

4.23m x 3.32m | 13'8" x 10'8"

TOTAL NET AREA

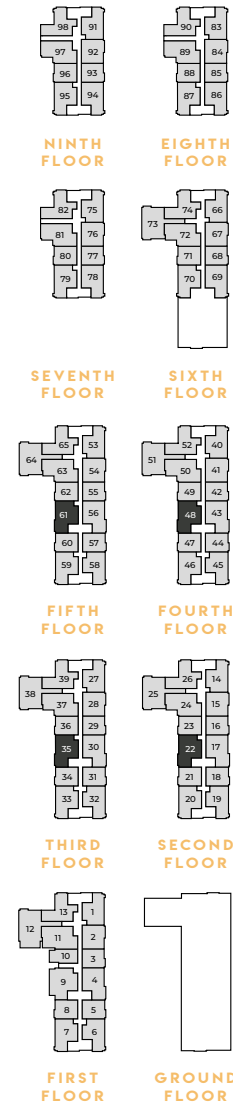
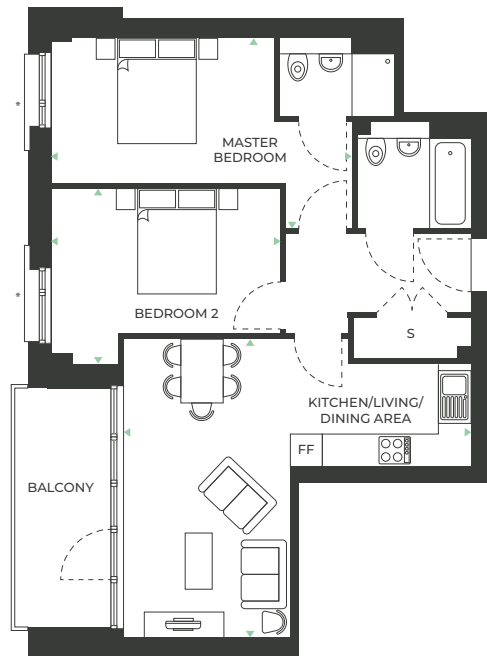
69.5 sq m 748 sq ft



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2 BEDROOM APARTMENT

APARTMENTS 6, 19, 32, 45 & 58

**KITCHEN/LIVING/
DINING AREA**

3.66m x 2.69m | 12'0" x 8'10"

MASTER BEDROOM

4.27m x 3.35m | 14'0" x 10'9"

BEDROOM 2

4.28m x 3.73m | 14'0" x 12'3"

TOTAL NET AREA

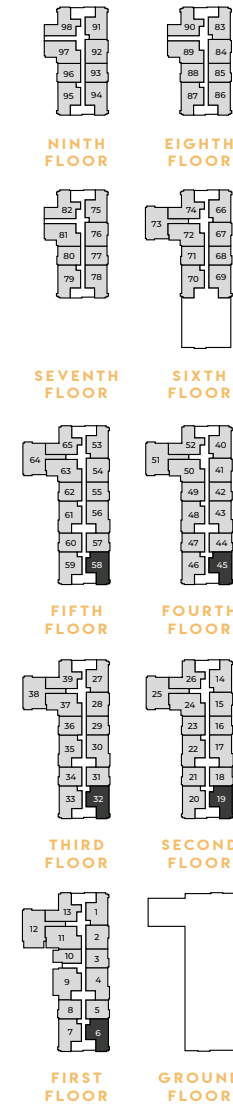
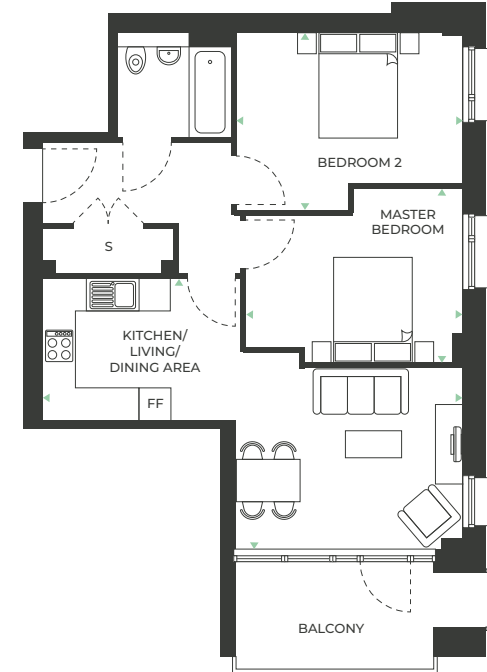
65.4 sq m 704 sq ft



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2 BEDROOM APARTMENT

APARTMENT 13

2 BEDROOM APARTMENT

APARTMENTS 26, 39, 52, 65, 74, 82, 90 & 98

**KITCHEN/LIVING/
DINING AREA**

7.93m x 4.93m | 26'0" x 16'1"

MASTER BEDROOM

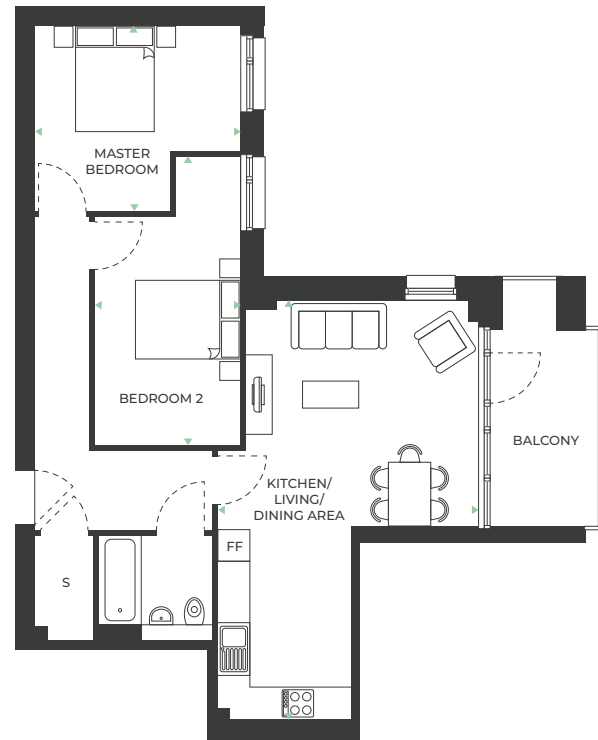
5.64m x 2.96m | 18'5" x 9'7"

BEDROOM 2

3.88m x 3.48m | 12'7" x 11'4"

TOTAL NET AREA

72.3 sq m 778 sq ft

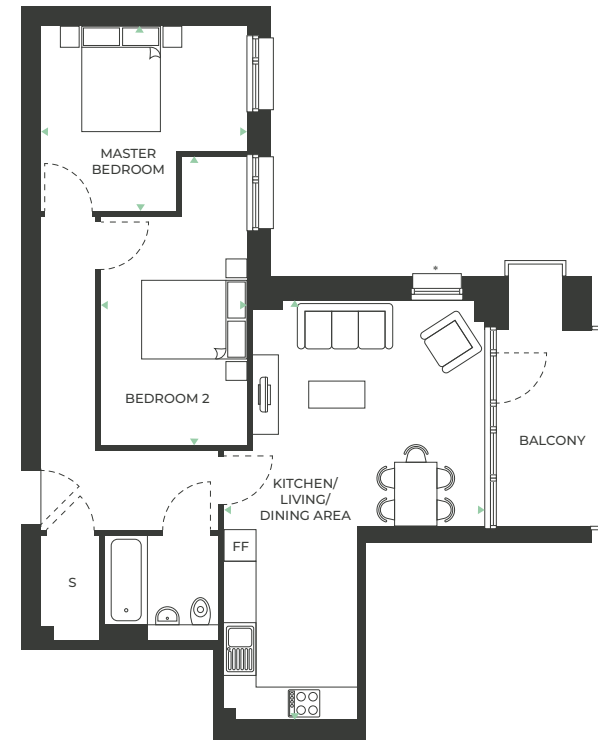
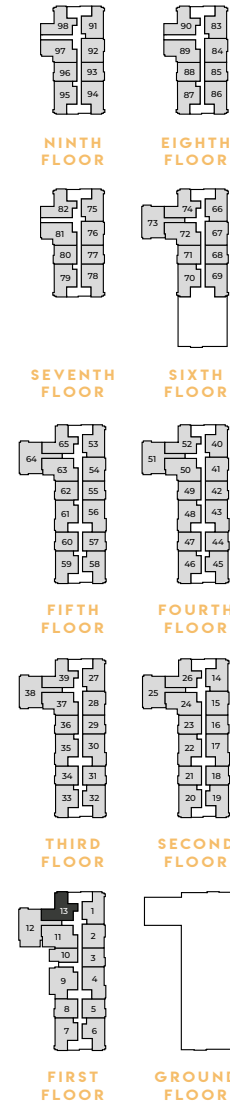


KEY

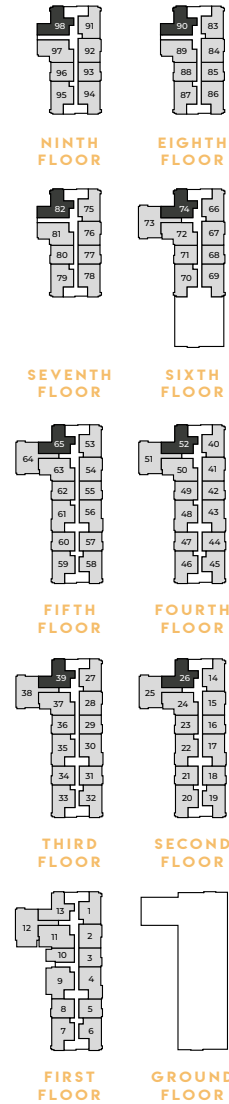
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**KITCHEN/LIVING/
DINING AREA**

7.93m x 4.93m | 26'0" x 16'1"

MASTER BEDROOM

5.64m x 2.96m | 18'5" x 9'7"

BEDROOM 2

3.88m x 3.48m | 12'7" x 11'4"

TOTAL NET AREA

72.3 sq m 778 sq ft



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IT'S THE INSIDE THAT COUNTS

Built for both form and function.

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



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
- ✓ Grey wood effect laminate flooring
- ✓ 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
- ✓ Porcelanosa tiled vanity shelf
- ✓ Wall mounted shaver socket
- ✓ Chrome electric heated towel rail

GENERAL

- ✓ Laminate wood effect grey flooring to the entrance hall, 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



