

## £110,250 Shared Ownership

Merriam Close, Highams Park, London E4 9GF



- Guide Min Income Dual £48.4k | Single £55.4k
- Ground Floor with Private Terrace
- High Performance Glazing
- Parking Space
- Guideline Minimum Deposit £11,025
- Approx. 590 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Short Walk from Highams Park Station

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £315,000). This generously-sized, one-bedroom flat is on the ground floor of a recently-constructed development and appears in excellent condition throughout. The property has a twenty-foot, dual-aspect reception room with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A glazed door leads from the living area out to a south/south-east-facing terrace. There is a spacious bedroom, a stylish bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space and Merriam Close is also just a short walk from Highams Park Station, for London Overground services between Chingford and Liverpool Street.

**Housing Association:** ISHA (Islington & Shoreditch Housing Association).

**Tenure:** Leasehold (125 years from 01/01/2021).

**Minimum Share:** 35% (£110,250).

**Shared Ownership Rent:** £578.92 per month (subject to annual review).

**Service Charge:** £287.61 per month (subject to annual review).

**Ground Rent:** £200.00 for the year.

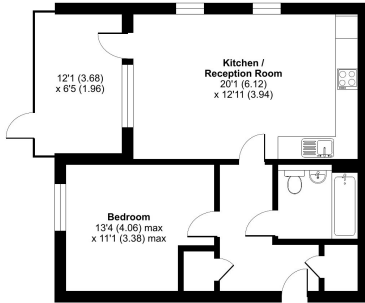
**Guideline Minimum Income:** Dual - £48,400 | Single - £55,400 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Waltham Forest.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

**Merriam Close, London, E4**

Approximate Area = 590 sq ft / 54.8 sq m  
For identification only - not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2024. Produced for Urban Moves. REF: 1153471

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception

20' 1" x 12' 11" (6.12m x 3.94m)

#### Kitchen

included in reception measurement

#### Terrace

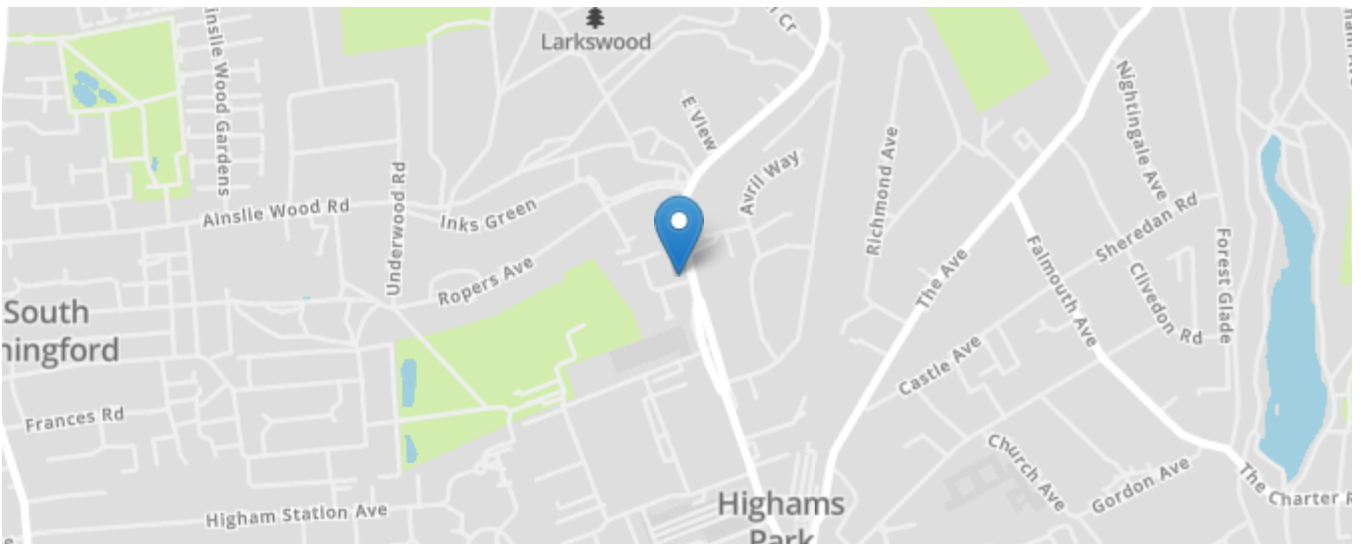
12' 1" x 6' 5" (3.68m x 1.96m)

#### Bedroom

13' 4" max. x 11' 1" max. (4.06m x 3.38m)

#### Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.