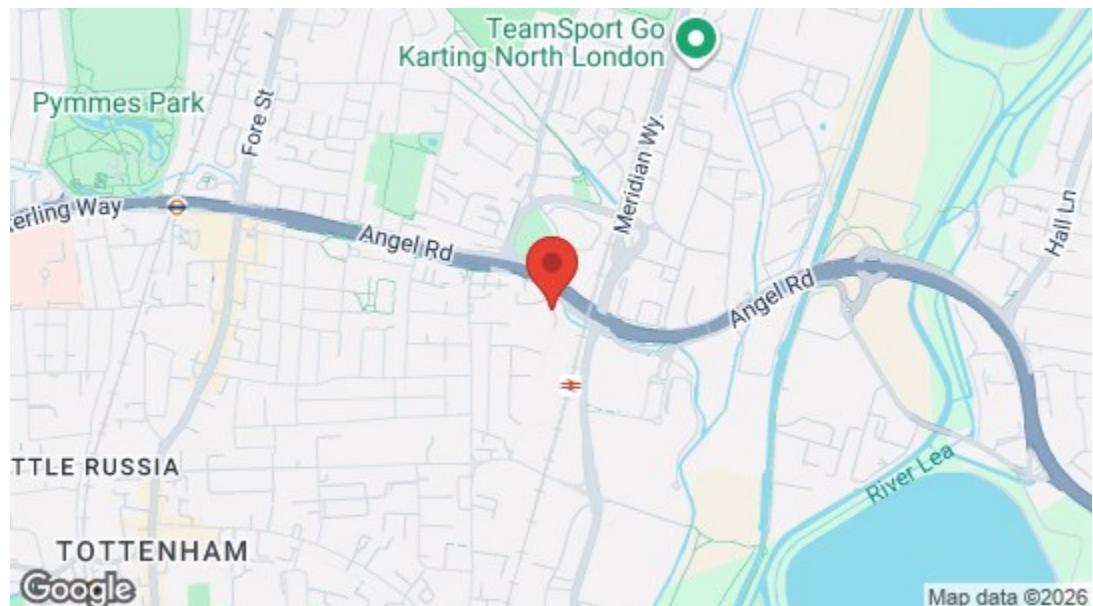




Total Area (Excluding Garden): 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	94
(81-91)	B		
(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	

 Tamarind Mews, London  
Asking Price £500,000 Freehold  
3 Bed House



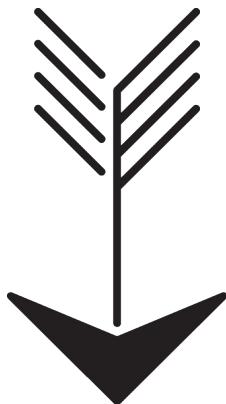
» E17 Office  
236 Hoe Street  
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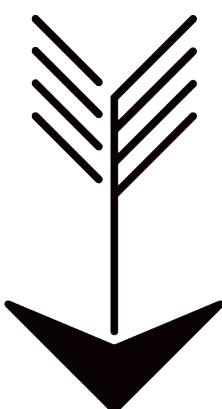
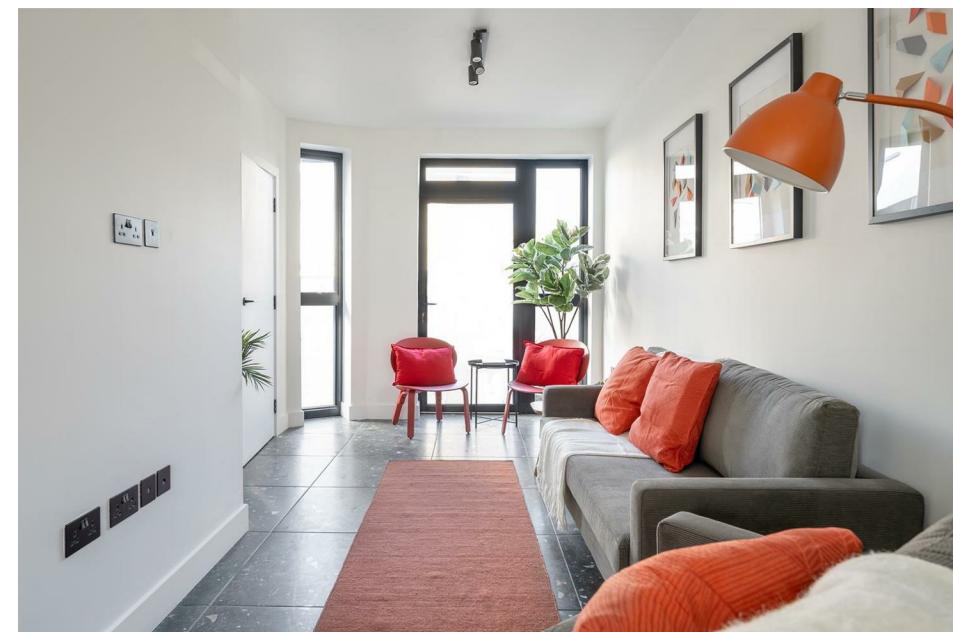
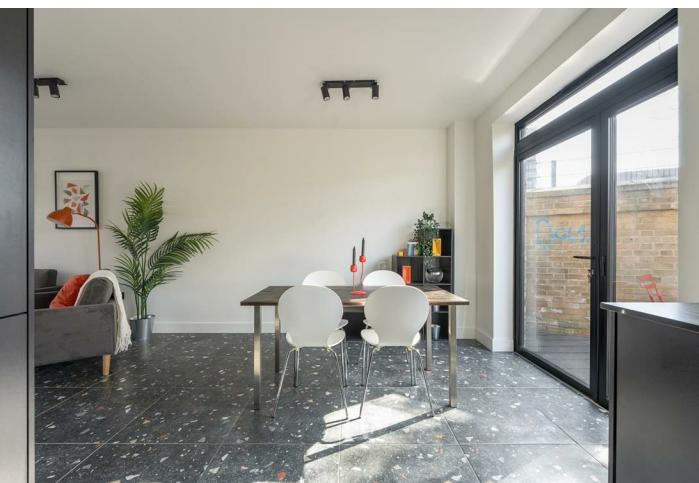


## Features

- Designed by Stolon Studio Architects
- New Build Using Sustainable Materials
- Three Bedrooms and Private Garden
- Enclosed Bike and Refuse Stores
- 2.1kW of Solar Panels - Recycled Materials - High Performance Insulation
- Set on Private Plot around Shared Courtyard
- Set Close to Meridian Water Station and Regeneration Area
- Set aside Meridian Angel Primary School
- INTERIOR IMAGES ARE FROM SHOW HOME
- LAST HOME AVAILABLE

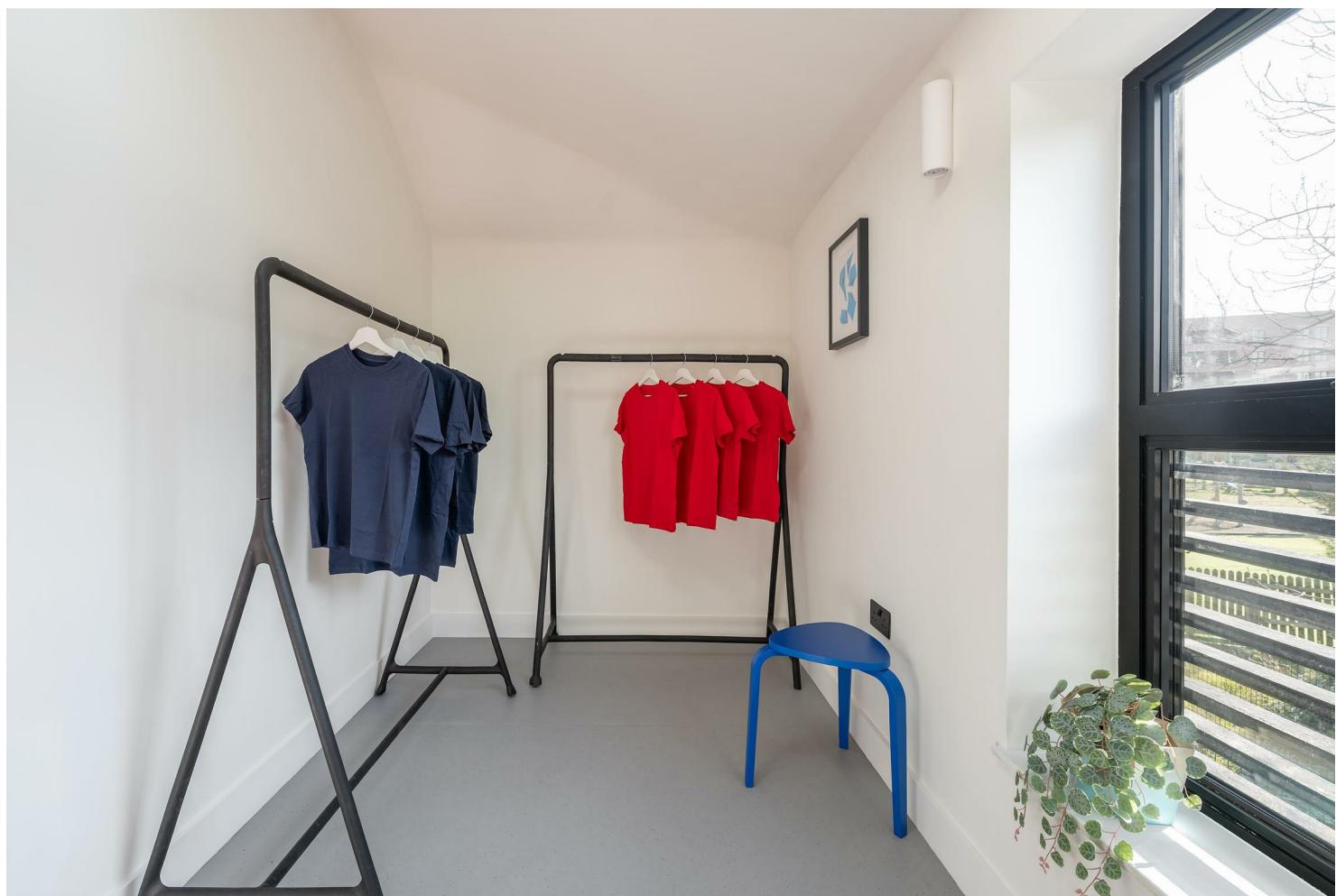
Ideally located close to the Meridian Water regeneration area with easy access to the River Lea, this three bedroom, two bathroom home enjoys all the advantages of being brand new... Every last detail has been thoughtfully finished using sustainable materials, high quality fittings and architecturally striking design, and there's a west-facing private garden to enjoy at the rear.

Not only does the two-storey home provide exceptional design, as it's one of five bespoke units arranged around a central courtyard, it offers a unique opportunity for sociable living, with the mews environment providing a real sense of community in this thriving part of London. As well as all the rolling nature, there are plenty of amenities nearby, including Meridian Water station, retail units and popular schools, while Tottenham is a short hop away for even more choice of entertainment.



With an arrangement around a central courtyard, Tamarind Mews, comprised of 5 highly bespoke residential units, is an exemplar development just minutes from Meridian Water Train Station.

The development comprises of a 3 storey gatehouse unit along the street front, with four semi-detached houses facing onto a shared courtyard to the rear. The four houses at the back of the mews each have their own private garden, enabling generous modern living accommodation through high quality design.





#### IF YOU LIVED HERE...

This brand new development has been designed with modern living in mind, so you can expect box fresh decor and meticulously selected fittings throughout - from the triple glazed aluminium framed windows to the underfloor heating on both floors. An excellent start to the new phase of your life, we're sure you'll agree.

Your spacious open plan kitchen/living area is bright and spacious, with hardwearing porcelain floor tiles sweeping the length and plenty of room for dining, relaxing, working and socialising. The kitchen area will be a pleasure to use with its slick black cabinets, solid surface worktops, under mounted stainless steel sink with Meir mixer tap and Bosch appliances (induction hob, integrated fridge/freezer, and dishwasher).

You've got two stylish bathrooms set across each floor, both with Laufen and Grohe sanitary ware, black fittings by Meir, heated towel rails and mirrored storage.

The bedrooms are just as plush - and the third room could easily double up as a home office if preferred.

At the rear, you'll find your perfectly landscaped private garden, while at the front you have your unique central courtyard.

Beyond you'll find all the perks of the newly completed Meridian Water regeneration project, including the relatively new train station, local parks, new employment hub and two skills academies. You've also got Meridian Angel School on your doorstep, as well as being ten minutes to over ten other local schools. Pubs and restaurants? You've got plenty to choose from too, so exploring will never get boring.

#### WHAT ELSE?

- You're five minutes on foot to the new-ish Meridian Water train station, where direct trains run to Stratford in 15 minutes or London Liverpool Street in 25 minutes.
- Looking for a bit of night action? Just a stroll away, the former site of IKEA now houses the eclectic Drumsheds, which attracts international artists due to the excellent sound and visuals. Of course, the Tottenham Hotspur Stadium is another iconic landmark on your doorstep. Even if they're not your team, you can make the most of international artists like Beyoncé performing there.
- You're ten minutes from River Lea to Stonebridge Lock where you'll find the brilliantly unique Baltic Seafood canal boat, which serves up brilliant dishes such as Turkish mackerel baguettes and calamari. The perfect treat after a waterside ramble.

