

Merriam Close, E4



Third Floor

Total Area: 51.5 m² ... 554 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/ Reception Room  
11'10" x 21'1"

Balcony

Bedroom  
11'5" x 11'1"

Bathroom  
6'11" x 6'7"



MERRIAM CLOSE, HIGHAMS PARK

£350,000

1 Bed Apartment - Purpose Built

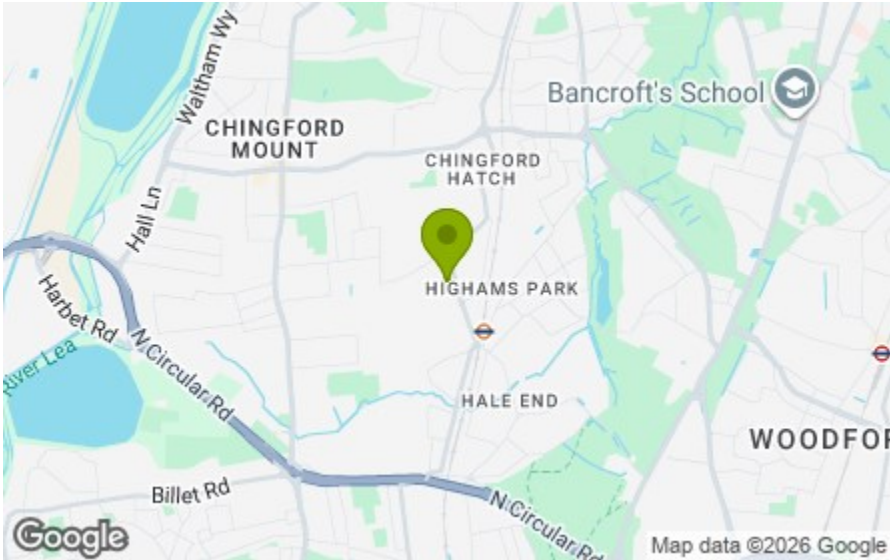


Features:

- One Bedroom Apartment
- Located on the First Floor
- Private Balcony
- A Short Walk to Epping Forest
- Built in 2020
- Excellent Condition
- Moments Away from Highams Park Station
- Approx 554 Square Foot

This one bedroom apartment sits on the first floor of a modern development completed in 2020 and features a well-balanced layout extending to approximately 554 square feet. Designed with everyday living in mind, the interior feels considered and inviting, complemented by the added benefit of a private balcony. The setting places you a short walk from the open greenery of Epping Forest, ideal for fresh air and time outdoors, while Highams Park Station is moments away for easy connections. Presented in excellent condition throughout, it's a home that brings together contemporary living and a highly convenient location.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) 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	

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#### IF YOU LIVED HERE...

Set within a well-designed apartment building with a confident, contemporary look, this home makes a strong first impression. Clean brickwork, strong lines and neatly arranged balconies give the façade a composed, architectural feel, while landscaped surroundings soften the overall look and create a welcoming sense of arrival. Inside, the apartment unfolds from a practical entrance hallway, where a built-in cupboard keeps everyday essentials neatly out of sight. From here, the main living area opens into a generously proportioned kitchen and reception room designed to suit both relaxed evenings and sociable gatherings. Distinct zones for cooking, dining and lounging are naturally defined, giving the room a balanced, versatile feel without interrupting the flow. Large areas of glazing ensure the balcony feels like a seamless extension of the living area. Stepping outside, the balcony provides a private outdoor retreat that extends the living environment beyond the interior. With room for seating, it offers an inviting spot for a morning coffee or a quiet pause at the end of the day, with an open outlook that adds a welcome sense of openness. The bedroom is well-proportioned and thoughtfully arranged, comfortably accommodating a double bed alongside additional furniture. A large window brings in natural light and creates a pleasant, restful atmosphere. Completing the home, the

bathroom is neatly finished with neutral tiling and clean surfaces, fitted with a bath and overhead shower, delivering a smart, quietly refined setting. Beyond the apartment itself, the surrounding area offers a relaxed neighbourhood feel with plenty to enjoy close by. Highams Park provides a lively local hub, with a good mix of independent cafés, restaurants and everyday amenities. Breeze is a popular choice for coffee and brunch, while Biba & Wren is known for its stylish setting, relaxed dining and evening drinks. The Stag & Lantern brings a craft-focused edge to the area, combining small-batch beers with a sociable, local atmosphere. Green space is also a strong draw, with Highams Park Lake set within the wider landscape of Epping Forest, offering walking routes, open views and an easy escape into nature.

#### WHAT ELSE?

Highams Park Station is just over a 5-minute walk away, with regular Overground services running directly into Liverpool Street. The route offers an easy link into the City, while keeping you well connected to Walthamstow and the wider East London network for everyday travel.



#### A WORD FROM THE EXPERT....

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4".

JON VIDAL  
E4 BRANCH MANAGER

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