



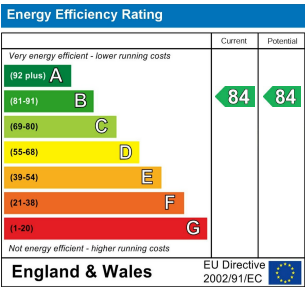
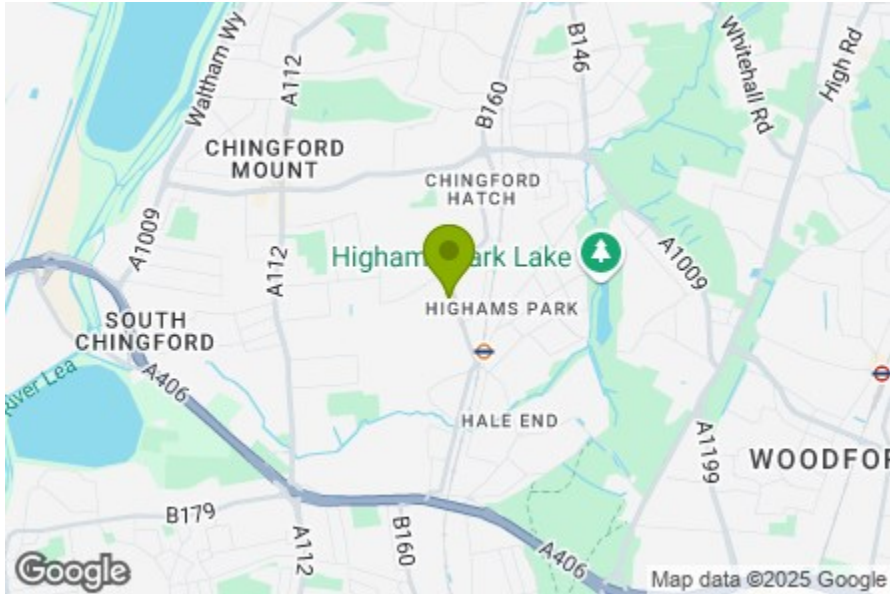
Kitchen/ Lounge/ Diner
11'10" x 21'1"

Balcony
11'1" x 5'8"

Bedroom
11'5" x 12'1"

Bathroom
7'0" x 6'7"

Total Area (Excluding Balcony): 51.5 m² ... 555 ft²
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.



MERRIAM CLOSE, HIGHAMS PARK

Offers In Excess Of £337,500 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Located on Third Floor
- Short Walk to Highams Park Station
- Approx. 555 Square Foot
- Private Balcony
- Moments from Epping Forest

This bright and well-finished one-bedroom apartment sits on the third floor of one of Highams Park's most popular modern developments. With approximately 555 sq ft of thoughtfully laid-out space. There's lift access, secure entry, well tended communal gardens, and bicycle storage — all the practical touches that make day-to-day life easier.

You're well placed here too: local shops, cafés, and everyday essentials are nearby, while the natural beauty of Epping Forest is just a short walk away. Highams Park Station is moments from your door, with direct trains to Liverpool Street in under 25 minutes.

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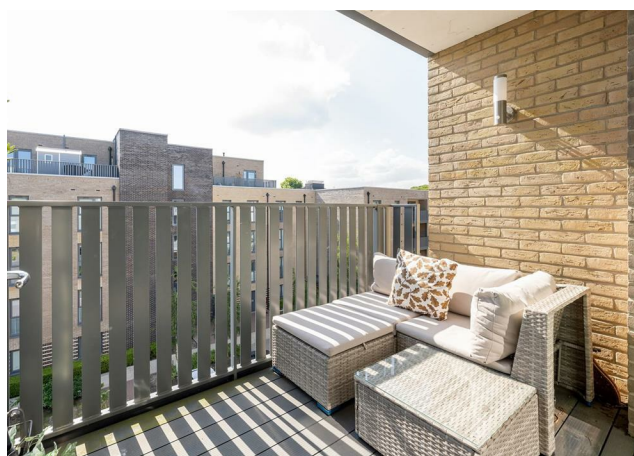
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IF YOU LIVED HERE...

With its blend of well-connected city living and easy access to green open space, it's no wonder Highams Park has become such a well-regarded neighbourhood, even making it onto The Times list of best places to live. Here, you've got Epping Forest on your doorstep, excellent transport links into the city, and all the essentials within walking distance. Set within a modern development, this one-bedroom apartment makes great use of its space and light. As you step inside, a handy storage cupboard is ready for coats, shoes or the bulkier bits of everyday life.

The open-plan layout offers a calm and versatile setting – equally suited to a quiet night in or having friends over. Pale wood-effect floors and white walls keep things bright, while the kitchen runs neatly along the width of the room. It's fitted with sleek white cabinetry, integrated appliances, and contrasting black worktops – with plenty of space to cook or prep. Thanks to its dual aspect, the room feels especially light and airy, and a glazed door leads directly to your own private balcony. Sheltered and southwest-facing, it's a peaceful spot to enjoy a drink or some fresh air, with far-reaching views over the treetops and skyline.

The bedroom is generously sized, with soft grey carpeting underfoot and fitted wardrobes along one wall. There's still space for a dressing table or desk if needed under the fitted shelving, and wide windows are dressed with plantation shutters to

give you light and privacy in equal measure. The bathroom is finished with large-format tiling, built-in shelving, and a mirrored cabinet. A full-sized bath with overhead shower and glazed screen completes the space – clean, simple and easy to live with.

WHAT ELSE?

Epping Forest, London's biggest green space covering 5900 acres is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature. The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses. Pop over to YAZ or Breeze for delectable Mediterranean delights. Or enjoy evening drinks at trendy micro-pub, The Stag and Lantern or equidistant family-run bar, Vino Tap. By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes. Highams Park Station, only a brief stroll away, makes commuting stress-free. Walthamstow Central underground is 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



A WORD FROM THE OWNER....

"The property is a lovely top floor corner flat, with views of tennis courts and Ainslie Wood. The open kitchen/lounge welcomes the sun from the morning through to evening, creating a lovely bright living space. The property is well kept, quiet, secure and ideal for those looking for modern living, close to the train station with great links into London."

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