

Daniel
Frank





74 Merriam Close Highams Park, E4 9JQ

Guide Price £450,000 - £475,000.

This bright and modern two-bedroom, two-bathroom apartment, built in 2020, offers over 900 sq ft of living space and is located on the second floor of a well-maintained building. Ideal for both families and professionals, this apartment is perfectly positioned just a short walk from Highams Park Station, offering easy access to central London.

Step inside to discover a spacious hallway with two large storage cupboards, leading you into the expansive open-plan kitchen and living area. The dual-aspect windows flood the space with natural light, creating a welcoming and airy atmosphere. The kitchen is sleek and stylish, with glossy cabinets, integrated high-spec appliances, and ample storage, perfect for entertaining guests. From the living area, you can access a private balcony, ideal for enjoying some outdoor space.

The principal bedroom is generously sized, offering plenty of room for a double bed and additional desk space, complemented by an en-suite shower room. The second double bedroom also offers space for a desk, making it perfect for working from home. A modern family bathroom completes the property, featuring clean lines and contemporary fixtures.

This apartment benefits from a range of desirable features, including disabled access, secure entry phone system, communal gardens, bicycle storage, and an allocated parking space. The home is immaculately presented with smart fittings and pristine decor, ready for you to move in.

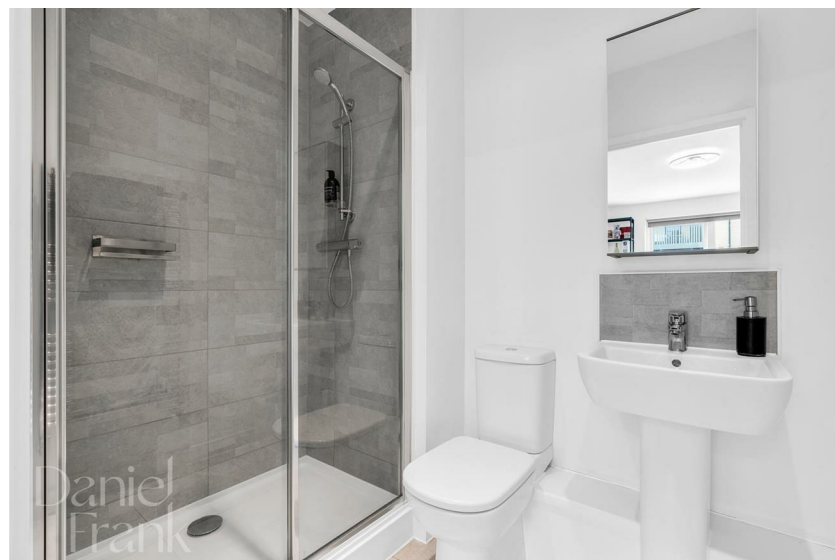
Located just a seven-minute stroll from Highams Park Station, this apartment is ideal for commuters. Drivers will appreciate the quick access to the North Circular and M25, while the surrounding area boasts a Tesco Superstore for your everyday essentials.

Tenure Leasehold
Council Waltham Forest





Your Next Chapter

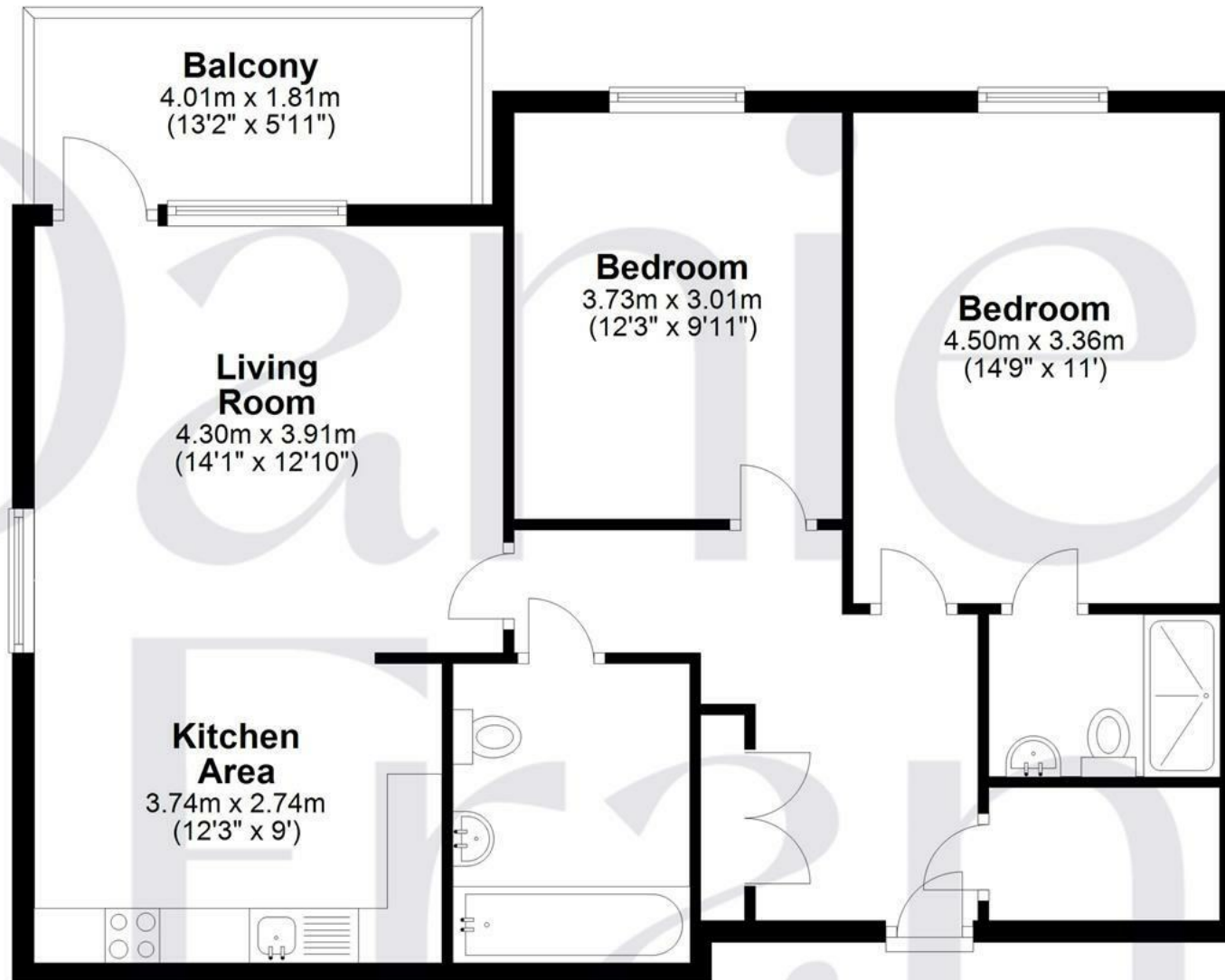


Your Next Chapter



Second Floor

Approx. 85.1 sq. metres (916.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



The property is also moments away from the tranquil Ainslie Wood and the stunning open spaces of Epping Forest, providing the perfect balance of urban living and natural beauty.

Highams Park:

Highams Park, situated in the Borough of Waltham Forest, offers a perfect blend of period charm and modern amenities. The area is known for its picturesque surroundings, including a scenic boating lake and nearby green spaces. Highams Park benefits from a vibrant community, with an excellent selection of independent shops, restaurants, and pubs. Families will appreciate the proximity to good schools, and with Highams Park Station providing direct access to central London, it's a highly desirable and well-connected area for both work and leisure.



Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

