



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



william rose  
Merriam Close, E4

Approximate Gross Internal Floor Area : 73.76 sq m / 794 sq ft  
Balcony : 5.67 sq m/ 61 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 25/4/2025



80 Merriam Close, London, E4 9JQ

Guide Price £450,000

- Immaculate 2 bedroom, 2 bathroom apartment
- Large private balcony
- Allocated parking space
- Short walk to Highams Park Station (into Liverpool Street)
- Lift to all floors
- Spacious open-plan reception/kitchen
- Principal bedroom with en-suite shower room
- Peaceful and well-maintained development
- Close to shops, cafes, and local amenities
- Immaculate throughout



## 80 Merriam Close, London E4 9JQ

Immaculate 2 bed, 2 bath third-floor apartment in the heart of Highams Park. Features a spacious open-plan kitchen/living area, large private balcony, en-suite to principal bedroom, modern bathroom, and utility cupboard with combi washer dryer. Short walk to station, long lease, secure entry, and allocated parking.



Council Tax Band: D



Immaculate 2 Bedroom, 2 Bathroom Apartment with Large Balcony – Merriam Close, Highams Park

Set within a peaceful residential development in the heart of Highams Park, this beautifully presented two-bedroom, two-bathroom apartment on the third floor offers stylish and contemporary living in a highly desirable location.

The property is in immaculate condition throughout and features a spacious open-plan reception and kitchen area, which opens directly onto a large private balcony – perfect for relaxing, entertaining, or enjoying a morning coffee. The modern kitchen is thoughtfully integrated into the living space, providing generous room for both cooking and dining.

There are two well-proportioned double bedrooms, including a principal bedroom with a sleek en-suite shower room. A second high-quality bathroom serves the second bedroom and guests. Both bathrooms are finished to an excellent standard, with a clean, modern design.

A convenient utility cupboard houses a combi washer dryer, providing practical and discreet laundry space while keeping the main living areas tidy and uncluttered.

This apartment also comes with a private allocated parking space, offering secure and hassle-free parking – a valuable feature in this popular area.

Perfectly positioned on Merriam Close, the apartment is just a short walk from Highams Park Station, offering swift access to London Liverpool Street in under 25 minutes. The area benefits from a range of local amenities including shops, supermarkets, cafes, and a vibrant community atmosphere. The property also enjoys close proximity to several well-regarded local schools, making it a practical choice for families as well as professionals.

Further highlights include a long lease, excellent storage options, a secure entry system, and access to well-maintained communal areas.

An ideal purchase for professionals, first-time

buyers, or investors looking for a low-maintenance home with parking in a prime commuter location.