

Directions

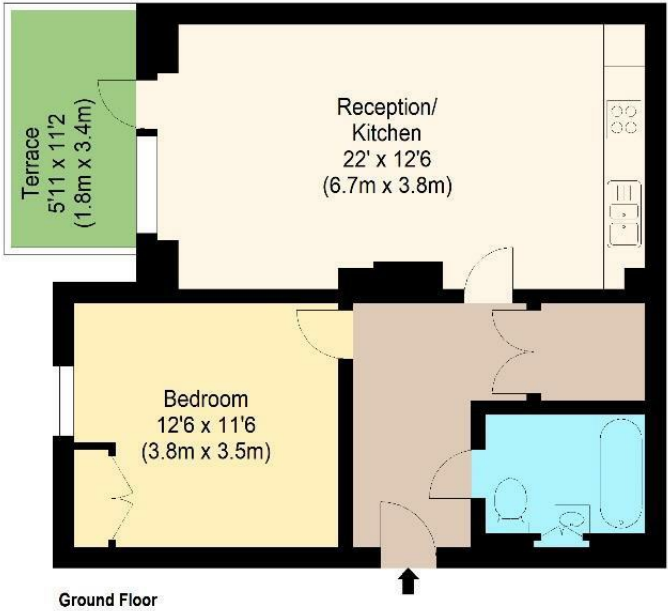
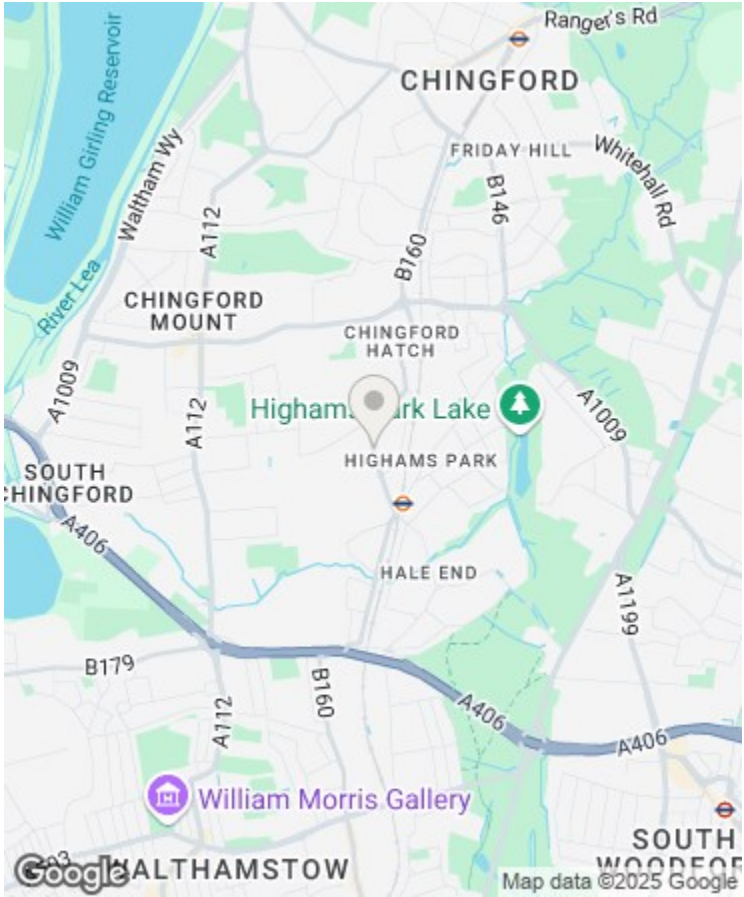
Viewings

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

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 9JQ

Approximate Gross Internal Floor Area : 55.88 sq m / 602 sq ft
Terrace : 6.12 sq m / 66 sq ft

25 Merriam Close, London, E4 9JQ

Offers Over £325,000

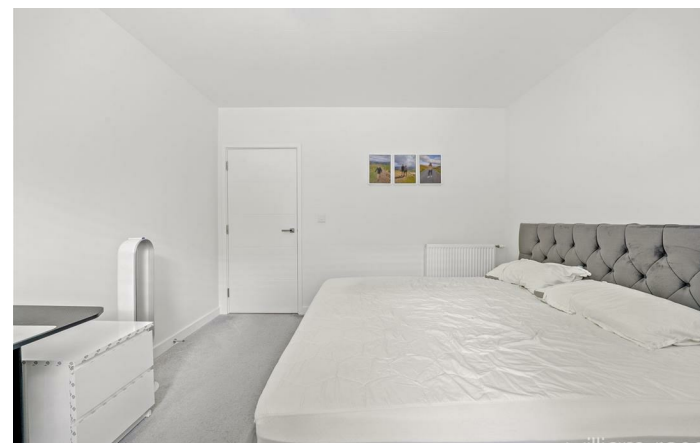
- One-bedroom ground floor apartment
- Private terrace
- Generously sized double bedroom with built-in storage
- Popular development
- Walking distance to Highams Park station (direct to Liverpool Street)
- Spacious open-plan reception and modern kitchen
- Quiet and not overlooked, offering excellent privacy
- Contemporary bathroom with clean, modern finish
- Long lease providing long-term peace of mind
- Close to local shops, cafes, and green spaces including Highams Park Lake and Epping Forest

25 Merriam Close, London E4 9JQ

A beautifully presented ground floor one-bedroom apartment set in the heart of Highams Park, offering a bright open-plan living space and a private terrace. Quietly positioned and not overlooked, this modern home benefits from a long lease and is just a short walk from the station, local shops, and the green open spaces of Highams Park Lake and Epping Forest.



Council Tax Band: C



Nestled in the heart of the ever-popular Highams Park, this beautifully presented one-bedroom ground floor apartment offers a perfect blend of modern living and peaceful surroundings. Set within a well-maintained development, the property benefits from being not overlooked, providing a rare sense of privacy and tranquility — ideal for both first-time buyers and those looking to downsize.

The spacious open-plan reception and kitchen area is flooded with natural light and opens directly onto a private terrace — perfect for morning coffee or relaxing evenings. The generous double bedroom is well-proportioned, complemented by ample storage, utility cupboard and a contemporary bathroom. The layout is thoughtfully designed to create a seamless flow between living spaces, while the neutral decor adds to the bright and airy feel throughout. The property also comes with a long lease, offering peace of mind and long-term security.

Situated just a short stroll from Highams Park Overground station, with direct links into London Liverpool Street, this location is ideal for commuters. The area itself offers a village feel with a fantastic array of independent shops, cafes, and restaurants, as well as the scenic Highams Park Lake and Epping Forest — perfect for weekend walks or outdoor adventures.

Whether you're looking for a stylish home or a savvy investment, this apartment offers convenience, comfort, and character in one of East London's most desirable pockets.