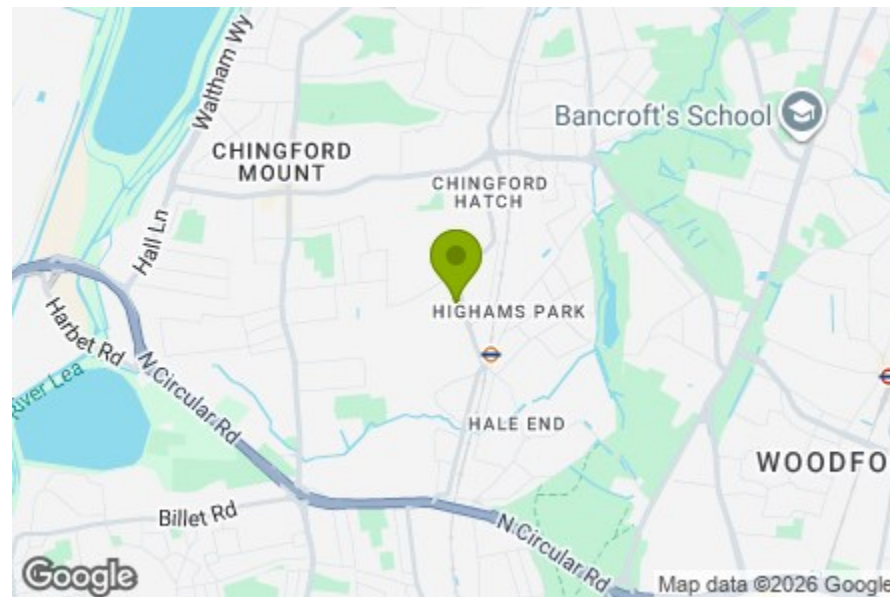


THIRD FLOOR

Total Area (Excluding Balcony): 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup>

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.

- Bathroom  
7'3" x 8'9"
- Reception  
14'1" x 21'9"
- Balcony
- Bedroom  
9'10" x 12'3"
- Bedroom  
11'1" x 14'11"
- Ensuite  
6'11" x 4'11"
- Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	



## MERRIAM CLOSE, HIGHAMS PARK

Asking Price £465,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Situated on the Third Floor
- Approx. 877 Square Foot
- Private Balcony
- Secure Private Entrance
- Communal Gardens
- Moments from Highams Park Station
- Close to Epping Forest
- Private Parking Space
- Long Lease

A bright and generously sized two-bedroom apartment set on the third floor, this home offers a thoughtful balance of space, comfort and convenience. The building provides a secure entrance for residents, while a long lease and private parking space add welcome practicality. A broad balcony extends the living area outdoors, complemented by communal gardens that introduce a gentle touch of greenery. With Highams Park Station only moments away and the wide open landscapes of Epping Forest close by, the location brings together easy travel and natural calm. Offering approximately 877 square feet, it offers a comfortable sense of proportion throughout.

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0203 369 6444

E17 & E10  
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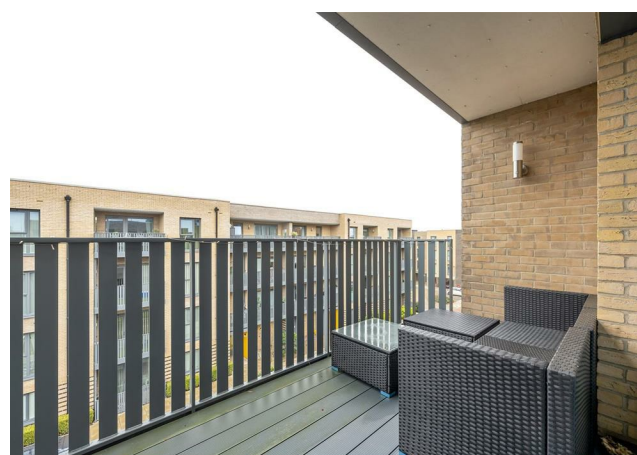
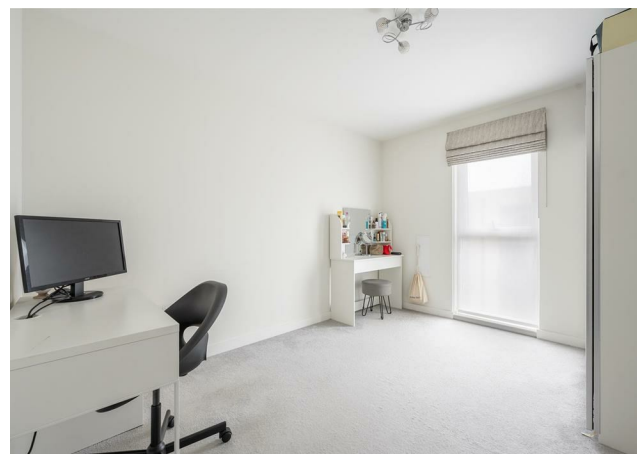
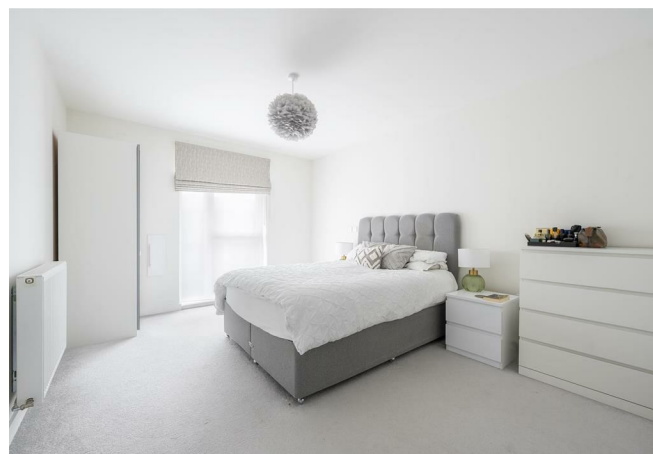
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**IF YOU LIVED HERE...**

From the outset, the building sets a confident tone with its well-kept brickwork and thoughtfully balanced modern lines creating an inviting first impression. Stepping inside, the hallway continues this sense of calm clarity, its pale walls and warm timber flooring giving the space an easy, welcoming character. The generous width allows it to feel like a gentle introduction to the home, while a discreet storage cupboard adds everyday practicality without disturbing the clean finish.

Leading into the heart of the home, the open-plan reception, kitchen and dining area unfolds beautifully, filled with natural light from wide windows and glazed doors. The arrangement encourages a smooth, natural flow, where each zone has its own identity yet sits comfortably within a single harmonious space. Soft colours and the continuation of the wood flooring keep the atmosphere relaxed and contemporary, while the kitchen's clean-lined cabinetry ensures the room remains open and adaptable. Beyond the glazed doors, the balcony becomes an effortless extension of the living area, offering a generous outdoor spot perfect for quiet moments or relaxed entertaining.

The main bedroom feels wonderfully restful, its soft tones and broad proportions creating a soothing retreat, complemented by an ensuite finished in matching neutrals for a quietly cohesive feel. A second bedroom offers similar brightness and flexibility,

with a large window ensuring the space remains uplifting throughout the day. Completing the layout, the bathroom combines simplicity with comfort, featuring a full-size bath and an uncluttered design that reinforces the home's overall sense of ease and balance.

Highams Park has a welcoming, village-like feel, balancing leafy calm with a friendly local buzz. Independent spots shape the character of the neighbourhood, including Biba & Wren, a relaxed place to unwind over brunch or coffee, while The Stag & Lantern offers a warm, characterful setting for drinks. VINO Tap brings a more intimate atmosphere with its wine-focused charm, and The Royal Oak remains a longstanding favourite for a laid-back pint. Green space is never far away either, with Larks Wood offering peaceful walking routes and tall trees, and the vast expanse of Epping Forest close by for longer weekend strolls and fresh air, giving the area a wonderfully open, outdoorsy appeal.

**WHAT ELSE?**

Highams Park Station sits around seven minutes from the property, offering a straightforward route into central London for both commuting and weekend plans. Plenty of local bus services also run through the neighbourhood, providing convenient links to nearby areas and wider transport connections, making day-to-day journeys refreshingly simple.



**A WORD FROM THE EXPERT...**

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. 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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