

## MERRIAM CLOSE, HIGHAMS PARK

Guide Price £475,000 Leasehold  
3 Bed Apartment - Purpose Built



### Features:

- Three Bedroom Apartment
- Second Floor
- Short Walk to Highams Park Station
- Approx. 953 Square Foot
- Allocated Parking Space
- Large Private West Facing Balcony
- Two Bathrooms
- Moments from Larks Wood

GUIDE PRICE - £475,000 to £500,000

A bright and spacious three-bedroom apartment situated on the second floor of a smart, purpose-built low-rise development, close to the fantastic amenities of Highams Park and the ancient woodlands of Epping Forest.

Benefiting from all the perks of being a newly built home, the home comes with two bathrooms, ample storage, high spec appliances, smart fittings, spotless decor, a large west-facing private balcony and an allocated parking space.

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IF YOU LIVED HERE...

Highams Park has been making all the right headlines lately. Whether you've noticed the buzz or not, this thriving, leafy neighbourhood is full of things to discover. Let's start with your new home... a bright and spacious 953 square foot apartment, perfectly positioned for access to excellent schools, green spaces, and all the local amenities you could want.

Your open plan kitchen/living room is brilliantly spacious, with pristine engineered flooring throughout, so there's plenty of space for work and play. The kitchen area is perfectly modern with glossy cabinets, integrated appliances, ample storage and a considered accent wall.

The bedrooms are just as immaculate, each with soft carpeting and a neutral palette. One has its own pristine ensuite, while another has access to a smart bathroom which can also be entered from the hallway. You'll be pleased to spot the built-in storage in the sizeable hallway too.

You've got your own spacious west-facing balcony to enjoy, but if

you want more fresh air, you're only a few minutes from Larks Wood, Epping Forest and Highams Park Lake. You've also got a tennis club and a bowls club within a few minutes. Any young residents or visitors will be delighted to spot the playground nearby, while you might be more excited to try the amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz.

If you need to travel further afield, you're only a six minute stroll from Highams Park station, which means you can zip to Liverpool Street on the Overground in just over 30 mins door-to-door if you time it right (or change at Walthamstow Central for the Victoria line and hop over to the West End).

WHAT ELSE?

-Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just 13 minutes away on foot.

- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.

- There's also the convenience of a Tesco Superstore and other chains should you need essentials.



A WORD FROM THE OWNER....

"We moved here during Covid and whilst here have got married and had 2 children. Our flat has grown with us and so has Highams Park! We love the forest being on our doorstep, a number of local places to get a coffee, a pastry or lunch at the weekend and the ease of the overground to get to anywhere else that we need to get to. Our favourite things about the flat is the view from the balcony which is lovely at all times of the day, particularly at sunset! "

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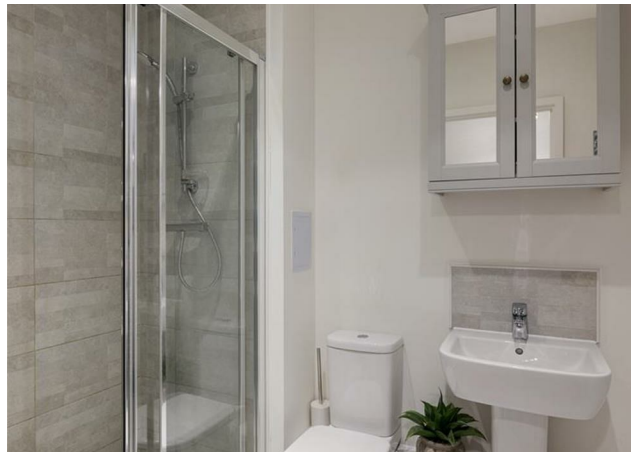


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**Bedroom**  
13'1" x 9'6"



**Ensuite**  
7'0" x 4'11"

**Kitchen/ Diner**  
15'10" x 18'10"

**Balcony**  
24'4" x 5'2"

**Bedroom**  
8'0" x 11'4"

**Bedroom**  
13'1" x 10'4"

**Bathroom**  
7'0" x 6'7"



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