



Kitchen/ Lounge/ Diner
11'10" x 21'1"

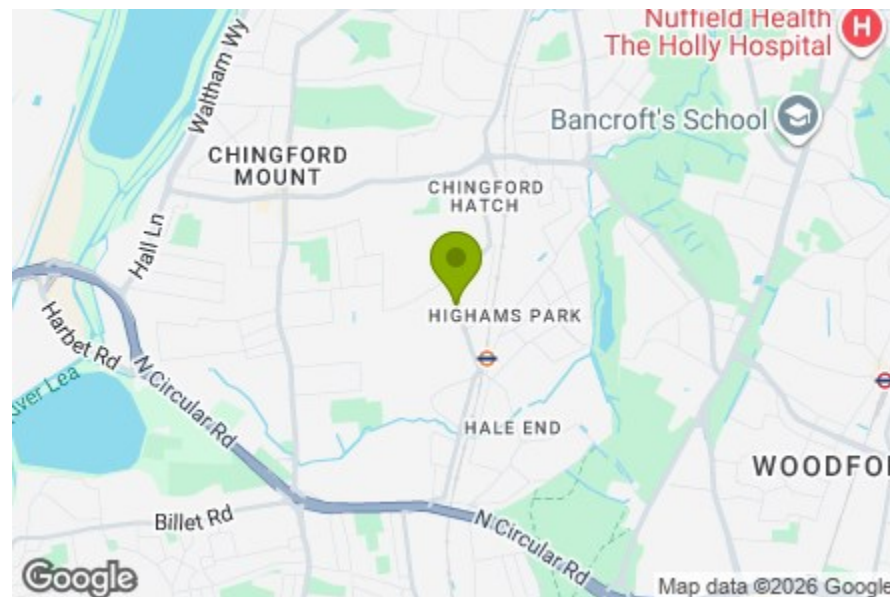
Balcony
11'1" x 5'10"

Bedroom
11'5" x 12'1"

Bathroom
7'0" x 6'7"

Total Area (Excluding Balcony) 51.6 m² ... 556 ft²

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.



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

Offers In Excess Of £340,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Located on the Second Floor
- Private Balcony
- A Short Walk to Epping Forest
- Built in 2020
- Excellent Condition
- Moments Away from Highams Park Station
- Secure Development

This well-presented one-bedroom apartment offers 556 sq ft of thoughtfully designed living space. Situated on the second floor of a modern, purpose-built development completed just five years ago, the flat features an open plan kitchen/reception, a private west-facing balcony and a secure entry system. You'll be just 500 metres from local shops and Highams Park Station, making daily errands and commutes easy. Epping Forest is also within walking distance, offering a welcome escape into nature. From Highams Park, you can reach Liverpool Street in under 25 minutes, putting central London well within reach.

REQUEST A VIEWING
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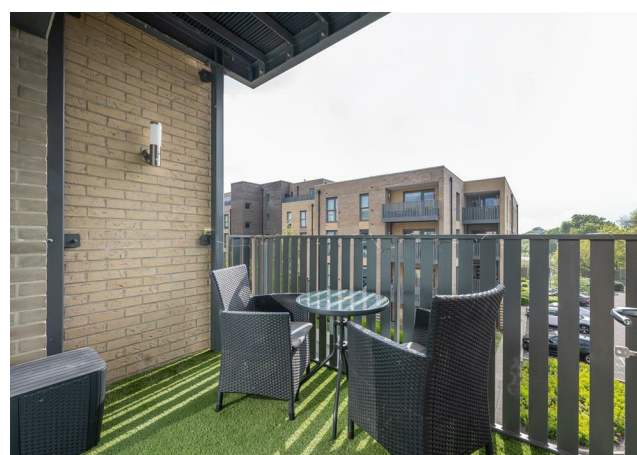
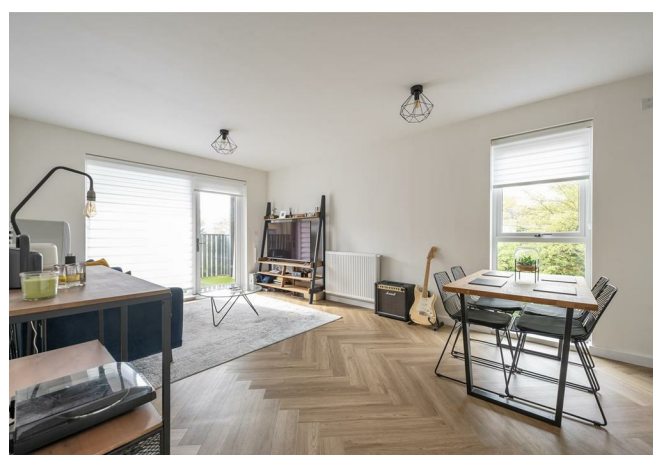
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IF YOU LIVED HERE...

Step inside and you're greeted by a wide hallway with a generous double cupboard—ideal for keeping coats and shoes neatly out of sight. Underfoot, stylish chevron-patterned floorboards lead you through to the bright and airy open-plan kitchen and reception room, creating a sense of flow and cohesion throughout the living space.

Spanning an impressive 235.53 ft², there's plenty of room for both lounging and dining in this well-proportioned and sociable space. The kitchen runs the full length of the back wall, with sleek white cabinetry, dark countertops, and quality integrated appliances that together create a calm, contemporary atmosphere.

Natural light pours in thanks to the room's double aspect—there's a large front window, a full-height side window, and a glazed door opening onto the sheltered, private balcony. The balcony adds a further 57.12 ft² of versatile outdoor space, perfect for relaxed evenings with a book and a glass of wine, or weekend brunches in the sun with friends and family.

The bathroom is finished with soft grey tiling, a crisp white suite, and a glazed bath/shower combination. Built-in downlights provide a gentle, spa-like glow, and a handy shelf offers practical storage.

The double bedroom is peaceful and light-filled, with a large window letting in plenty of daylight. Plush, deep grey carpeting adds comfort underfoot—especially welcome on those first steps out of bed.

WHAT ELSE?

- Located halfway between Walthamstow and Chingford, Highams Park is a wonderful balance of expansive green space and local convenience with great transport links so it came as no surprise to residents when The Times recently named the area as one of "the best places to live."
 - Epping Forest, London's biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature, while the scenic Highams Park Lake also adds to its charm.
 - The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses.
 - By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.
- Excellent transport links, including Highams Park Station just a brief stroll away, make commuting easy. Walthamstow Central underground is 2 stops/5 mins from Highams Park Station, with Liverpool St just 7 stops/23 minutes.



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. 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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