

Daniel
Frank





Flat 51 Merriam Close London, E4 9JQ

Offered Chain Free and positioned on the second floor, this well-presented one-bedroom apartment in Highams Park offers an impressive sense of space and a carefully considered interior that feels both modern and inviting.

Designed to be as practical as it is stylish, the apartment will appeal to a wide range of buyers, from first-time purchasers to commuters and those looking to downsize without compromise.

The layout has been thoughtfully planned to maximise light and usability. At the heart of the home sits an open-plan living and kitchen area that works perfectly for both everyday living and entertaining.

The kitchen is neatly incorporated into the space, finished with clean white units and integrated appliances, while still allowing plenty of room for a dining area and comfortable seating. Large doors draw natural light through from the balcony, extending the living space outdoors and providing a peaceful spot to unwind.

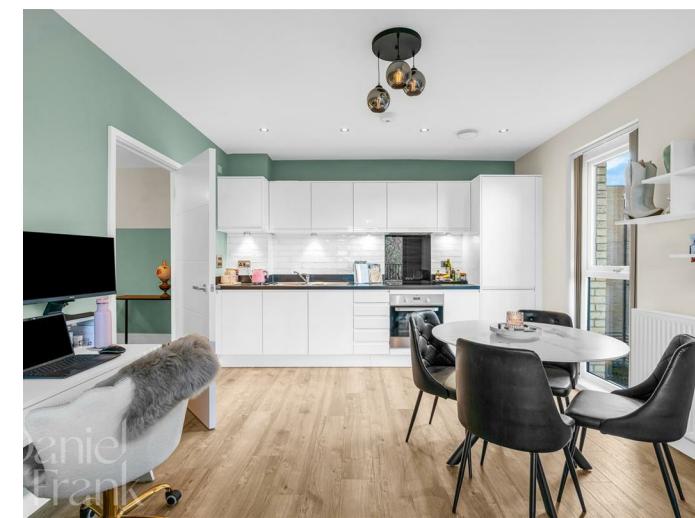
The bedroom continues the calm, cohesive feel of the apartment, offering generous proportions. Adjacent to this, the bathroom mirrors the same attention to detail.

Set between Woodford and South Chingford, the apartment enjoys an excellent position within Highams Park. Transport connections into London are straightforward via nearby stations and the North Circular, while the open green spaces of Epping Forest are close at hand.

With a strong local community and an appealing selection of cafés, restaurants and amenities nearby, this is a location that balances convenience with a more laid-back, suburban feel.

Lease remaining - 994 years.
Service charge - £2037 per annum.
Ground rent - £402 per annum.

Tenure Leasehold
Council Waltham Forest

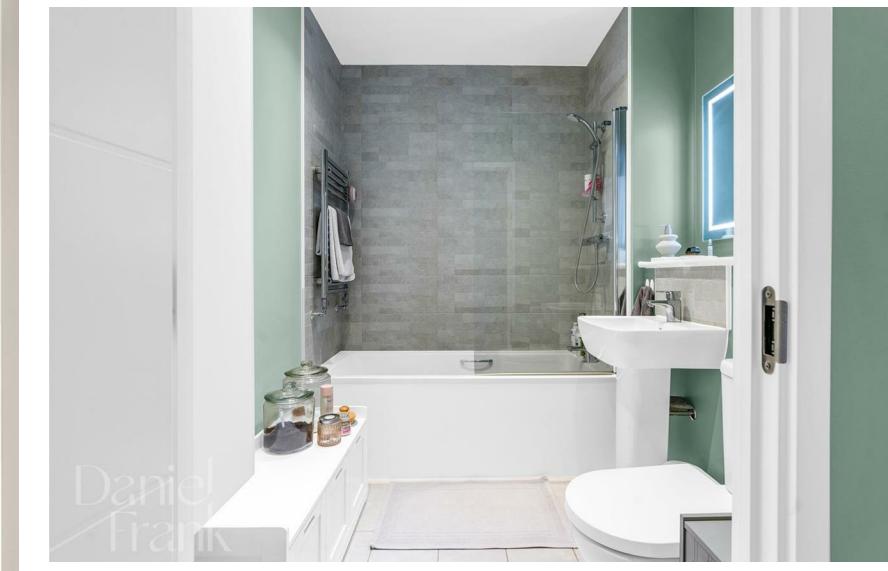


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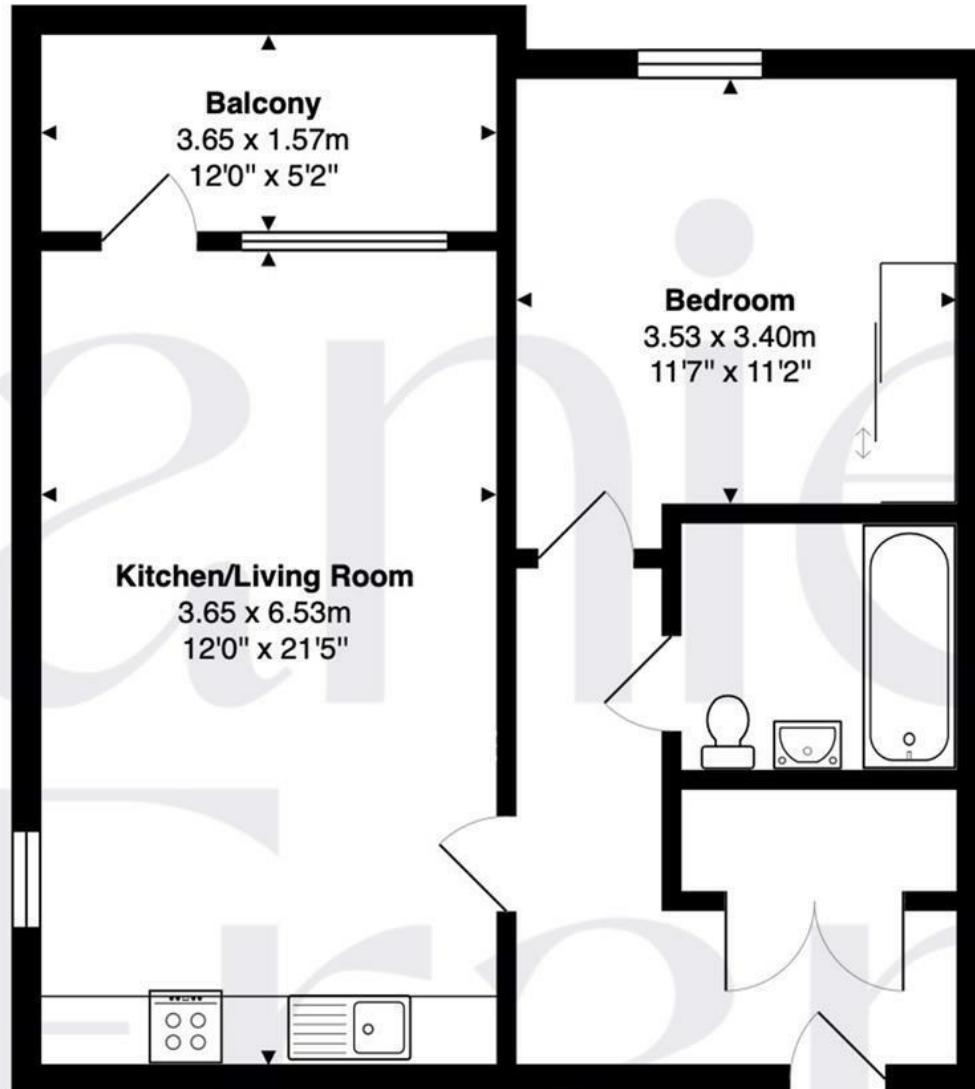
Your Next Chapter

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Your Next Chapter

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E



Second Floor
Area: 59.2 m² ... 637 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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The property is also moments away from the tranquil Ainslie Wood and the stunning open spaces of Epping Forest, providing the perfect balance of urban living and natural beauty.

Highams Park:

Highams Park, situated in the Borough of Waltham Forest, offers a perfect blend of period charm and modern amenities. The area is known for its picturesque surroundings, including a scenic boating lake and nearby green spaces. Highams Park benefits from a vibrant community, with an excellent selection of independent shops, restaurants, and pubs. Families will appreciate the proximity to good schools, and with Highams Park Station providing direct access to central London, it's a highly desirable and well-connected area for both work and leisure.

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