



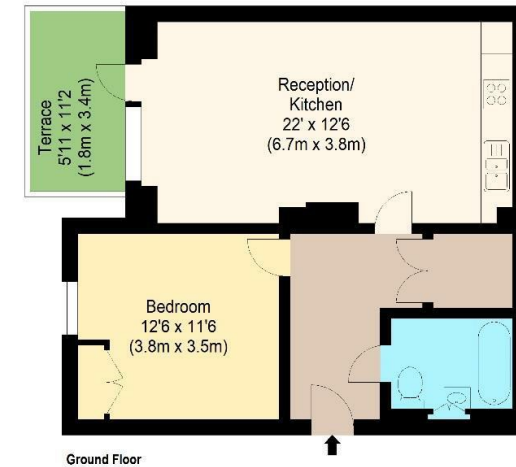
25 Merriam Close, Highams Park, London, E4 9JQ

Offers Over £325,000

1 Bedrooms / 1 Receptions / 1 Bathrooms

**602.00 sq ft
Apartment**

**Council Tax Band: C
Local Authority:**



Ground Floor

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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com Date: 7/6/2025



Key Features:

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



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		

