



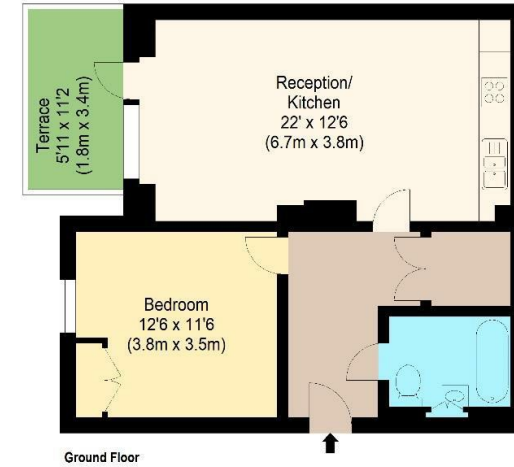
25 Merriam Close, Highams Park, London, E4 9JQ

Offers Over £325,000

1 Bedrooms / 1 Receptions / 1 Bathrooms

602.00 sq ft  
Apartment

Council Tax Band: C  
Local Authority: Waltham Forest



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. Date: 7/6/2025

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 