



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

Guide Price £450,000

2 Bedrooms / 1 Reception / 2 Bathrooms

794.00 sq ft

Apartment

Council Tax Band: D

Local Authority:



Third Floor
Merriam Close, E4

Approximate Gross Internal Floor Area : 73.76 sq m / 794 sq ft
Balcony : 5.67 sq m / 61 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: 25/4/2025



Key Features:

- Immaculate 2 bedroom, 2 bathroom apartment
- Spacious open-plan reception/kitchen
- Large private balcony
- Principal bedroom with en-suite shower room
- Allocated parking space
- Peaceful and well-maintained development
- Short walk to Highams Park Station (into Liverpool Street)
- Close to shops, cafes, and local amenities
- Lift to all floors
- Immaculate throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

