

Directions

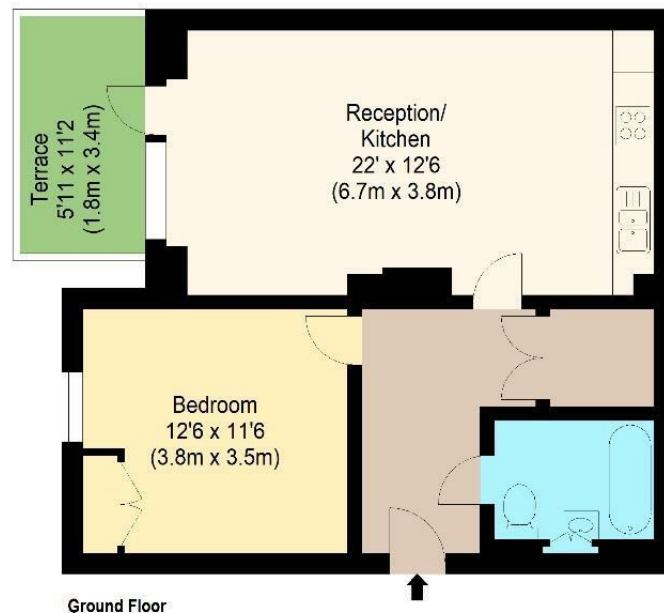
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

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		



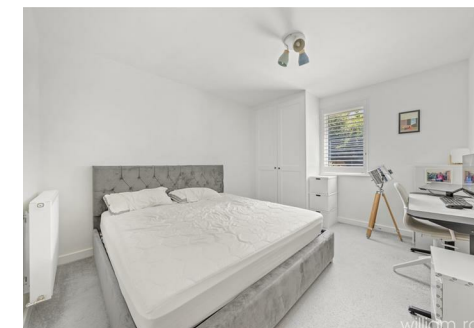
Ground Floor

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



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

Offers Over £325,000

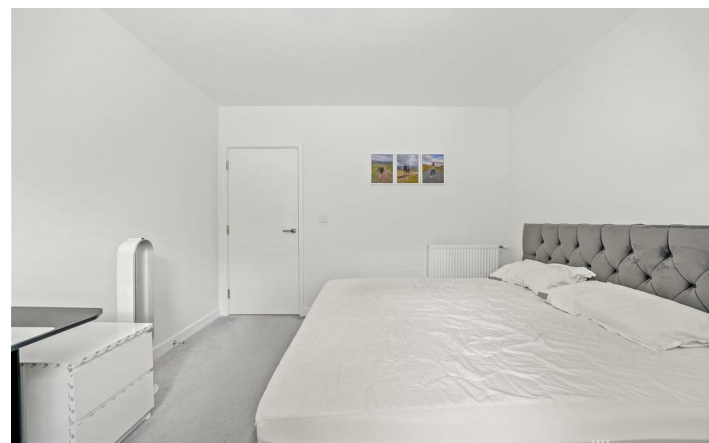
- One-bedroom ground floor apartment
- Private terrace
- Generously sized double bedroom with built-in storage
- Popular development
- Walking distance to Highams Park station (direct to Liverpool Street)
- Spacious open-plan reception and modern kitchen
- Quiet and not overlooked, offering excellent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

25 Merriam Close, London E4 9JQ

A beautifully presented ground floor one-bedroom apartment set in the heart of Highams Park, offering a bright open-plan living space and a private terrace. Quietly positioned and not overlooked, this modern home benefits from a long lease and is just a short walk from the station, local shops, and the green open spaces of Highams Park Lake and Epping Forest.



Council Tax Band: C



Nestled in the heart of the ever-popular Highams Park, this beautifully presented one-bedroom ground floor apartment offers a perfect blend of modern living and peaceful surroundings. Set within a well-maintained development, the property benefits from being not overlooked, providing a rare sense of privacy and tranquility — ideal for both first-time buyers and those looking to downsize.

The spacious open-plan reception and kitchen area is flooded with natural light and opens directly onto a private terrace — perfect for morning coffee or relaxing evenings. The generous double bedroom is well-proportioned, complemented by ample storage, utility cupboard and a contemporary bathroom. The layout is thoughtfully designed to create a seamless flow between living spaces, while the neutral decor adds to the bright and airy feel throughout. The property also comes with a long lease, offering peace of mind and long-term security.

Situated just a short stroll from Highams Park Overground station, with direct links into London Liverpool Street, this location is ideal for commuters. The area itself offers a village feel with a fantastic array of independent shops, cafes, and restaurants, as well as the scenic Highams Park Lake and Epping Forest — perfect for weekend walks or outdoor adventures.

Whether you're looking for a stylish home or a savvy investment, this apartment offers convenience, comfort, and character in one of East London's most desirable pockets.