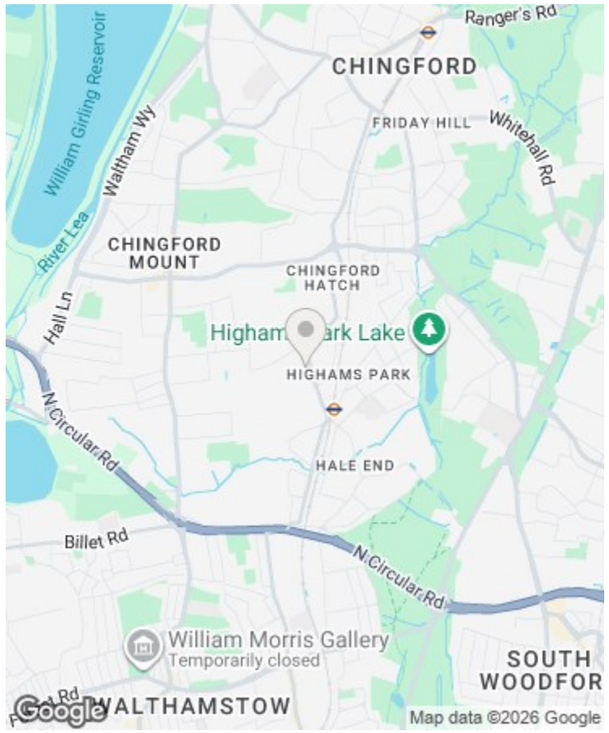


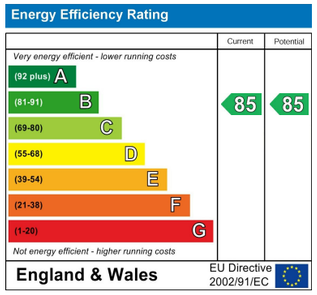
Directions

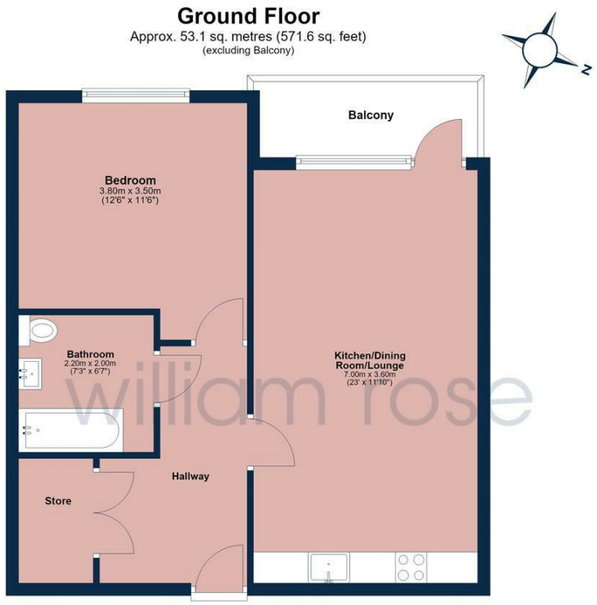
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

B





Total area: approx. 53.1 sq. metres (571.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Merriam Cl

william rose

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

Guide Price £340,000

- Offered Chain Free
- Ground Floor
- Moments from Highams Park Overground Station
- Excellent Condition
- Secure Entry System
- Large One Bedroom Apartment
- South-West Facing Private Balcony
- Modern Development
- Open Plan Kitchen/Diner
- Close to Restaurants, Cafe's, Shops and Amenities

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

44 Merriam Close, London E4 9JQ

A modern chain free one-bedroom apartment set within a sought-after Highams Park development. Featuring a bright open-plan kitchen/living/dining space, excellent storage and a private south-west facing balcony with a desirable outlook.

1 | 1 | 1 | B | Council Tax Band: C

Located within the modern development of Merriam Close in the heart of Highams Park is this well-presented one-bedroom ground floor flat, benefiting from a private balcony overlooking a quiet, green setting.

The accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious open-plan kitchen/dining/living room with access to the balcony, a good-sized double bedroom and a modern bathroom.

Residents enjoy excellent transport connections, with Highams Park Overground Station just a short walk away, providing convenient services into central London, with connections to the Victoria Line at Walthamstow Central. Local bus services and major road routes also provide easy access to the surrounding areas.

The location offers a good selection of local shops, cafés and restaurants, while Epping Forest and Highams Park Lake are close by, providing excellent opportunities for walking and enjoying the outdoors.

This property would make an excellent first-time purchase or investment opportunity, combining well-planned accommodation, private outdoor space and a convenient location.

HP DISCLAIMER

LEASEHOLD
Lease Length: 994 Years Remaining
Service Charge: £2,124
Ground Rent: £402 per annum

EPC Rating: B
Council Tax Band: C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.