

## Directions

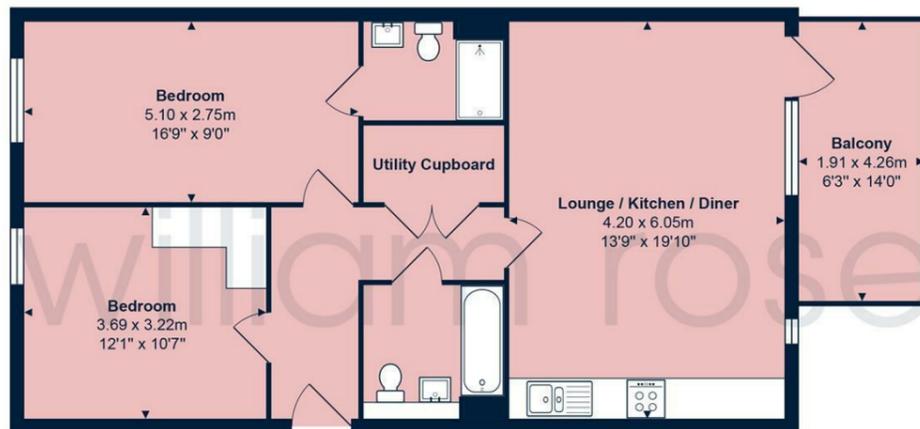
## Viewings

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		87	87
(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	



Total Area: approx. 70.2 m<sup>2</sup> ... 756 ft<sup>2</sup> (excluding balcony)  
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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

Offers Over £445,000

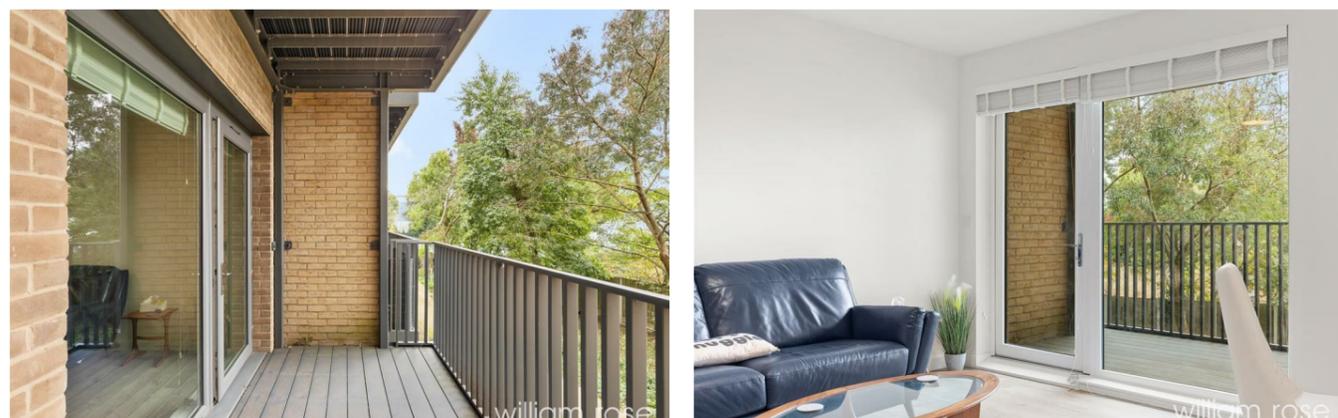
- Immaculate Two Bedroom Apartment Offered Chain Free
- Two Modern Bathrooms
- Stylish Fitted Kitchen with Integrated Appliances
- A Few Moments' Walk to Highams Park Station
- Easy access to Epping Forest and Highams Park Lake
- Allocated Parking Space
- Bright Open-Plan Kitchen, Living and Dining area
- South-West Facing Balcony with Leafy Green Views
- Useful Utility Cupboard and Excellent storage
- Close to Tesco Superstore, cafés, shops and restaurants

## 70 Merriam Close, London E4 9JQ

A modern chain free two-bedroom, two-bathroom apartment set within a sought-after Highams Park development. Featuring a bright open-plan kitchen/living/dining space, private south-west facing balcony with green views, en-suite to the main bedroom, and excellent storage. Ideally located just a short walk to Highams Park Overground Station, Tesco Superstore, local cafés, and the open spaces of Epping Forest.



Council Tax Band: D



Located within a modern development in the heart of Highams Park, this stylish two-bedroom apartment combines contemporary design with a desirable outlook. At its centre is a bright and spacious open-plan kitchen, lounge and dining area, complete with sleek fitted units and integrated appliances, ideal for modern living. This inviting space extends onto a private balcony with lovely south-west facing views across green surroundings – perfect for enjoying natural light throughout the day and evening sunsets.

The property offers two generously sized bedrooms, with the main bedroom benefitting from a modern en-suite shower room. The second bedroom is thoughtfully designed and includes bespoke fitted wardrobes, providing excellent storage. A contemporary family bathroom and a useful utility cupboard further enhance the practicality of this well-planned home.

Residents enjoy excellent transport connections, with Highams Park Overground Station just a short walk away, providing direct access to London Liverpool Street in under 30 minutes and convenient links to the Victoria Line at Walthamstow Central. Local bus services and major road routes also make commuting easy.

Highams Park itself offers a friendly community atmosphere, with a variety of shops, cafés, and restaurants nearby, as well as a large Tesco Superstore for everyday needs. The surrounding green spaces of Highams Park and Epping Forest are just moments away, offering plenty of opportunities for leisure and outdoor pursuits.

This chain free apartment is an ideal choice for professionals, couples, or small families seeking a stylish home with modern comforts, excellent transport links, and scenic views – all within easy reach of central London.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 993

Service Charge: £2071

Ground Rent: £325

EPC Rating: B

Council Tax Band: D Waltham Forest

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.