

Total Area: 71.2 m² ... 767 ft² (excluding patio)
All measurements are approximate and for display purposes only.

- Patio
14'1" x 6'0"
- Kitchen / Reception Room
19'11" x 13'10"
- Bathroom
7'0" x 6'9"
- Bedroom
12'1" x 10'8"
- Bedroom
16'8" x 8'11"
- Ensuite
7'0" x 4'10"



MERRIAM CLOSE, CHINGFORD
Asking Price £450,000 Leasehold
2 Bed Apartment

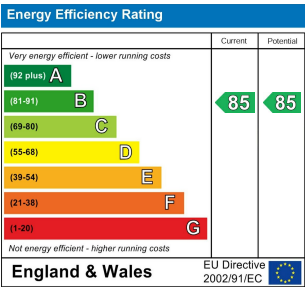
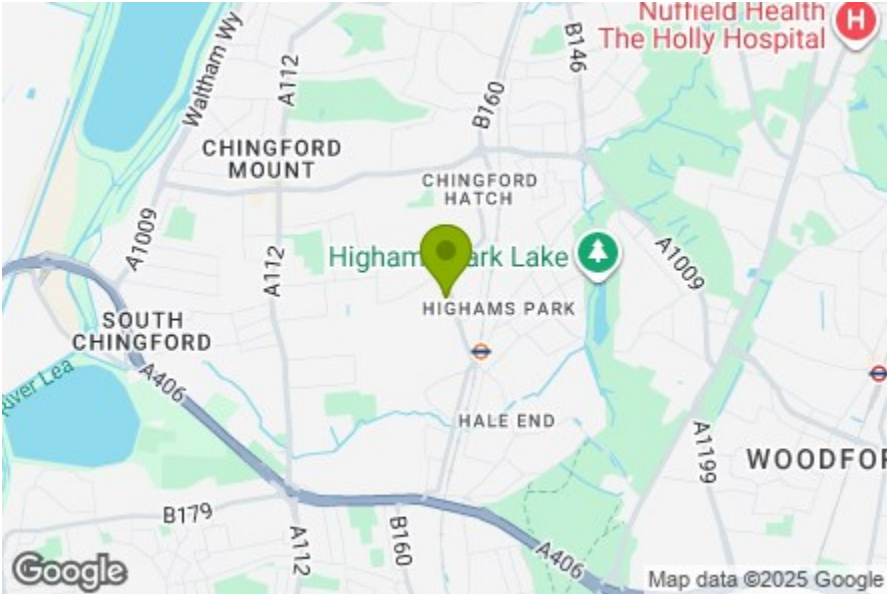


Features:

- Two Bedroom Apartment
- Ground Floor
- Short Walk to Highams Park Station
- Approx. 767 Square Foot
- Two Bathrooms (one ensuite)
- Private Balcony
- Moments from The Larks Wood
- 996 Year Lease

A bright and spacious two-bedroom apartment on the ground floor of a smart, purpose-built low-rise development, ideally located close to the fantastic amenities of Highams Park and the ancient woodlands of Epping Forest.

Enjoying all the advantages of a newly built home, it offers two bathrooms, high-spec appliances, sleek fittings, immaculate decor, and generous built-in storage throughout. The west-facing private balcony is perfect for catching the afternoon sun, and you'll also benefit from a lengthy lease—adding extra peace of mind.



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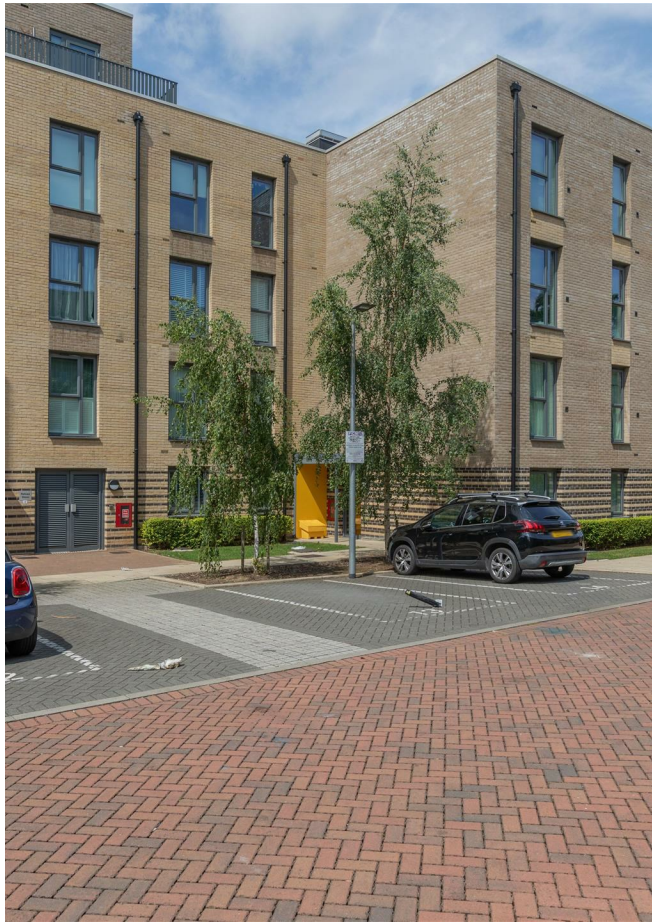
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REQUEST A VIEWING
0203 369 6444



IF YOU LIVED HERE...

There's been plenty of buzz around Highams Park since The Times named it one of the best places to live — and whether it's been on your radar or not, you're in for a fantastic time exploring this well-connected, green and growing neighbourhood. But first, let's take a look around your new home — all 767 square foot of it.

Your open plan kitchen and living area is brilliantly spacious, with smart decor and an abundance of natural light that's perfect for both relaxing and entertaining. The kitchen is sleek and contemporary, featuring glossy units, integrated appliances and ample storage, making everything from everyday meals to hosting a joy.

Both bedrooms are immaculately presented, with soft carpeting and a calming neutral palette. One enjoys a private ensuite, while the second bathroom—equally smart and stylish—is accessible from the hallway. You'll also find in-built storage in the generously sized entrance hall to help keep things tidy and clutter-free.

Step out onto your private west-facing balcony for a breath of fresh air, or head to one of several green spaces nearby — Larks Wood, Epping Forest and Highams Park itself are all just minutes away. Local amenities include a tennis and bowls club, while younger residents will love the nearby playground. For grown-up indulgences, check out the local favourites: Vino Tap, The Stag & Lantern Micropub, and Smile Avenue Café.

And when it's time to head further afield, you're only a six-minute walk from Highams Park station, where Overground services get you to Liverpool Street in less than half an hour, or to the West End via a quick change at Walthamstow Central for the Victoria Line.

WHAT ELSE?

- Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just 13 minutes away on foot.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.
- There's also the convenience of a Tesco Superstore and other chains should you need essentials.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER
ASSISTANT BRANCH MANAGER

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