



## 20a High View Court, Loughton, Essex, IG10 4QZ

Asking price £450,000

Edward Taub are pleased to offer for sale this bright and spacious ground floor flat set back from Loughton High Road and enjoying an enviable position close to the shops, restaurants, bars and Central Line station. The property is offered part furnished and benefits two large double bedrooms, spacious lounge with balcony, kitchen/diner and white bathroom suite. A garage en bloc, gas central heating, double glazing together with off street parking make this a very desirable property indeed. Available with no onward chain.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

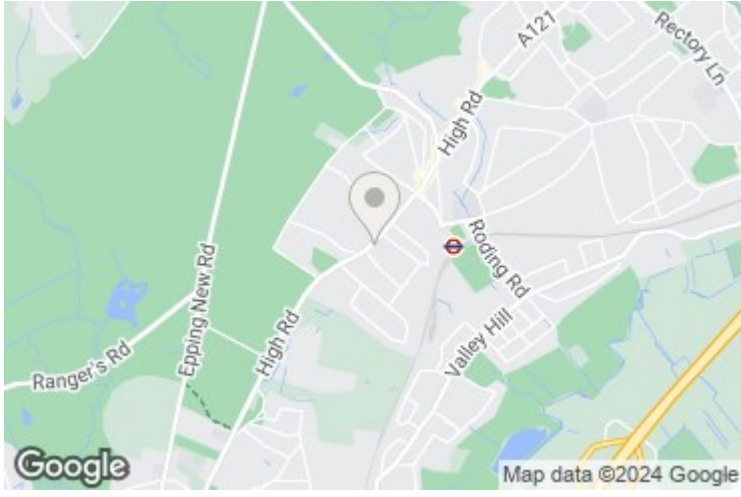
**London Office**  
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**Contact Details**  
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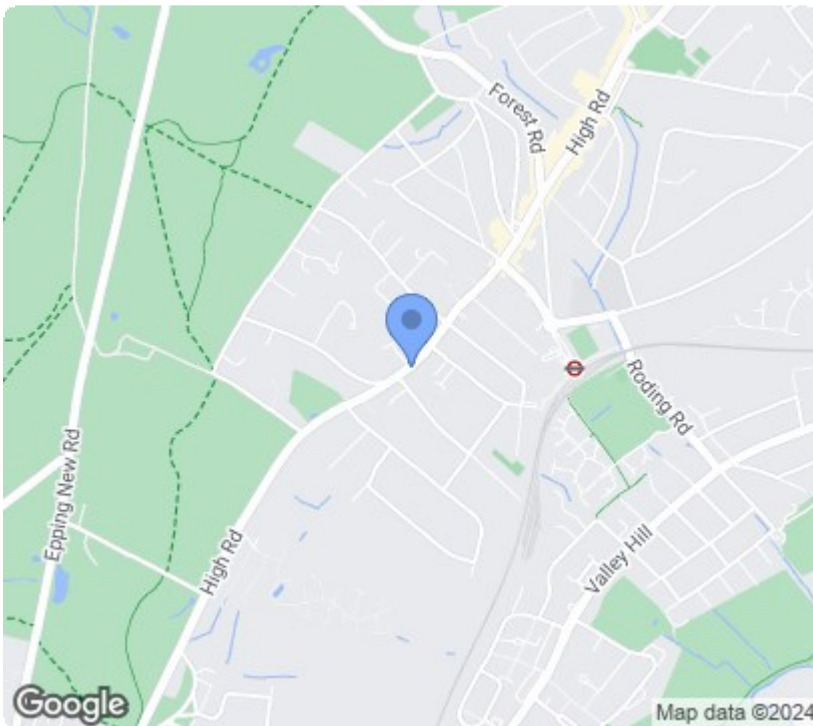


# Ground Floor

Approx. 73.9 sq. metres (795.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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