

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	



## HIGH ROAD, LONDON

Asking Price £525,000 Leasehold  
2 Bed Apartment



### Features:

- Penthouse Collection Approx 786 sqft
- Private Terrace
- 24 Hour Concierge
- 8 mins walk to South Woodford underground station
- Next to a plethora of amenities on George Lane
- Built in Wardrobes
- Super Fast Hyper-optic Broadband available
- Close to Epping Forest
- IMAGES ARE OF A SHOW APARTMENT

These meticulously designed one, two and three bedroom loft-style penthouses are in a prime South Woodford development with 360° views across the capital. All apartments have their own private terrace and there are extensive landscaped gardens. Everything you need is within easy walking distance of this fantastic location, from shops, the station and schools, to the vast green spaces of Epping Forest.

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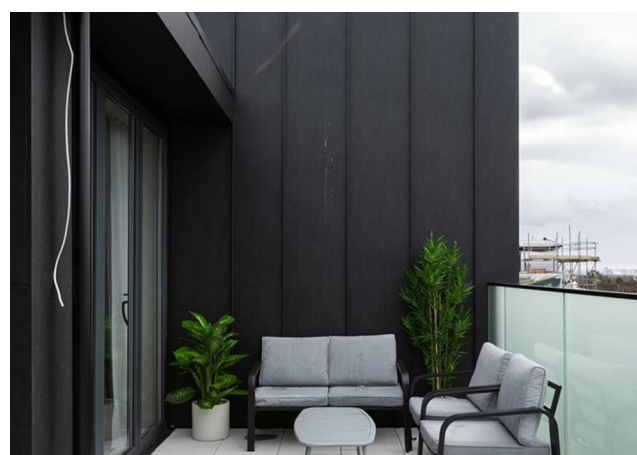
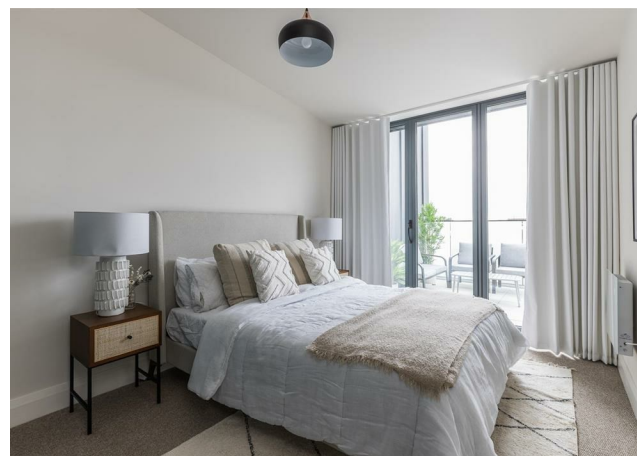
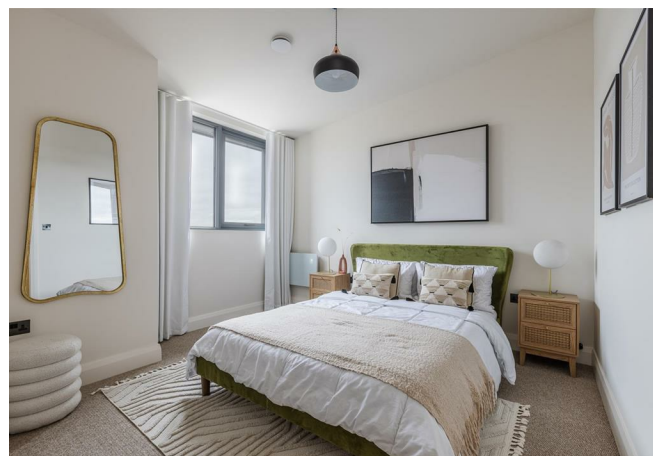
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#### IF YOU LIVED HERE

You'd love living in this landmark new development, surrounded by great design, with high quality materials and finishes, and cutting edge fixtures and fittings. There are just eleven brand new loft-style luxury penthouse apartments at Regency Court, a development completed in 2006. From the stunning Nedzinc Noir exterior and bespoke aluminium doors and windows, to the anthracite finishes and German hardware, every detail has been carefully considered. The living areas and terraces are orientated to maximise the afternoon and evening sun, and tall ceilings create

an airy ambience. Handcrafted wood flooring and porcelain tiles are complemented by British bronze ironmongery and laser PET-finished kitchens. Each apartment has bespoke built-in wardrobes, stunning copper light fittings and black bronze switches/fittings. And energy-efficiency is at the forefront, with air source heat pumps and heat recovery ventilation. In addition to fabulous views from this high point of the capital residents can enjoy the extensive landscaped communal gardens, a 24 hour concierge service, and super-fast hyperoptic broadband with a speed of 1Gbps. All penthouses have new 250 year leases and a peppercorn ground rent.



#### WHAT ELSE?

- All the amenities of South Woodford are nearby, from the cinema, shops and restaurants along the High Road and local independents in charming George Lane all just moments away.
- South Woodford tube station is a mere eight walk. From here the Central Line provides fast direct journeys to Stratford (9 minutes), the City (Liverpool Street 19 minutes), and the West End (Oxford Circus 29 minutes). And it's just 27 minutes to Canary Wharf.
- The 6,000 wild acres of Epping Forest are just half a mile away. Here you'll find woodland and grassland criss-crossed by paths and trails for walking and cycling, and over a hundred lakes and ponds.
- The local area has lots of parks with playgrounds and sports facilities, and there are plenty of tennis courts and renowned golf clubs nearby.

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