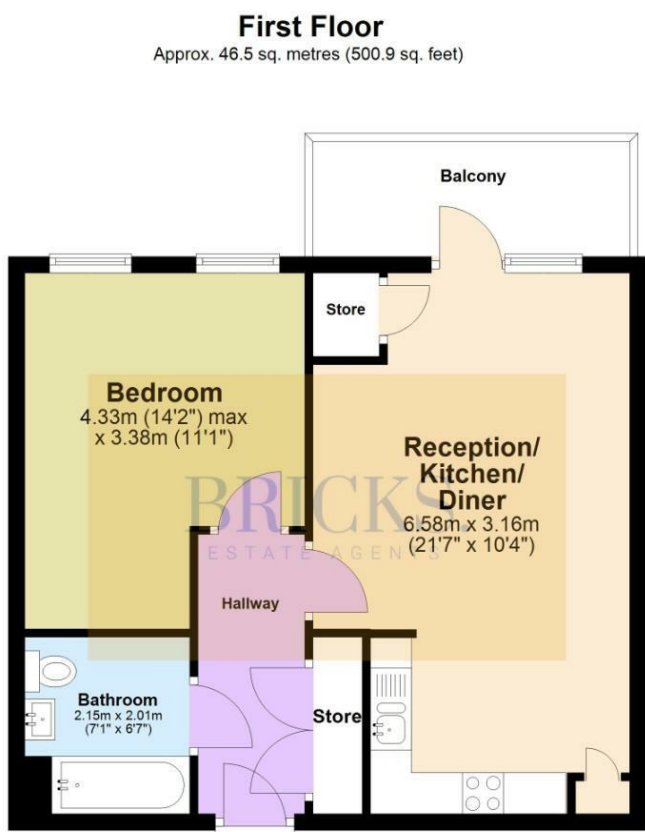


Floor Plan

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Total area: approx. 46.5 sq. metres (500.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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 of any entrance in the room. The area shown is for illustrative purposes only. Bricks Estate Agents are not responsible for any errors or omissions. Plan produced using PlanUp.

27 Luctons Close,
Loughton, IG10 3QG

Bricks Estate Agents takes immense pride in presenting an exclusive one bedroom apartment newly constructed, nestled within the coveted locale of Loughton, Essex, Epping Gate transcends mere residence to embody a lifestyle of unparalleled sophistication.

Immerse yourself in the allure of a serene residents podium garden, a verdant oasis designed for relaxation and unwinding. Positioned just a brief 9 minute stroll from Debden Station on the Central Line, Epping Gate seamlessly connects you to Stratford in a mere 22 minutes and London Liverpool Street in just 33 minutes. Additionally, revel in the convenience of a mere 5 minute walk to a diverse array of shops and local eateries.

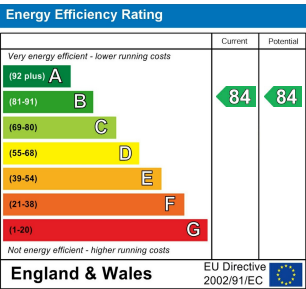
Upon entering these meticulously crafted apartments, a spacious hallway leads you seamlessly into the open-plan kitchen/living/dining area. Boasting integrated Zanussi appliances and Quartz 'Salt and Pepper' worktops, the kitchens provide an ideal backdrop for effortless hosting of family and friends. Each residence features a generously proportioned private balcony, beckoning you to relish in al fresco dining or bask in the mesmerizing skyline views of London and beyond.

The bedrooms are adorned with plush grey carpets and neutral tones, creating a welcoming sanctuary for relaxation. The generously sized bathrooms offer both bath and shower options, ensuring a luxurious and spacious retreat. Additionally, Epping Gate caters to the needs of electric vehicle owners with dedicated electric car charging points. Allocated Parking is available at an additional cost.

For additional details and to inquire about the availability of these exquisite apartments, we invite you to contact the Bricks Estate Agents team. Our dedicated professionals are ready to provide you with comprehensive information and guide you through the exceptional offerings at Epping Gate.

Contact Us

- 0203 634 9998
- hello@bricksestateagents.co.uk
- Crate 9 15 Oakwood Hill Industrial Estate, Loughton, Essex, IG10 3TZ



27 Luctons Close, Loughton, IG10 3QG

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- *Guide Price £375,000 - £400,000*
- Tasteful Boutique Interior Design
- Stunning Master Bedroom With Greenery Scenic Views
- Large & Functional Storage Throughout
- No Onward Chain
- Allocated Gated Parking
- Private Contemporary Balcony
- Bright And Vibrant Apartment
- High Spec Kitchen With Fitted Appliances & Induction Hob
- Walking Distance To Debden Station With Access To Central Line

Living Room / Kitchen Diner

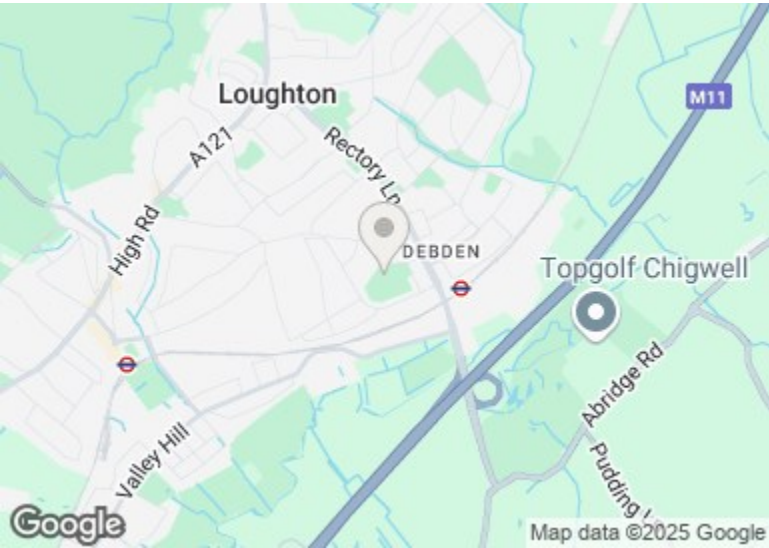
21'7" x 10'4" (6.58 x 3.16)

Master Bedroom

14'2" x 11'1" (4.33 x 3.38)

Bathroom

7'0" x 6'7" (2.15 x 2.01)



Directions

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