



## **The Triangle, Smarts Lane, Loughton, IG10**

**\*\* MODERN TWO BEDROOM APARTMENT JUST OFF THE HIGH STREET IN LOUGHTON \*\* \*\* En-suite to master bedroom \*\* \*\* Large lounge/diner \*\* \*\* Kitchen with appliances \*\* \*\* Walking distance to shops and station \*\* \*\* One allocated parking space \*\* \*\* Available early December \*\* \*\* EPC Rating: C \*\***

**Rent: £1,300 - Monthly**



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Spencer Munson are pleased to offer to market this modern first floor two bedroom apartment, which is located just off the High Road close to Loughton's shops, bars, cafes and restaurants, a short walk from open forest and very convenient for Loughton Central Line Station with direct access to Stratford (Westfield shopping, Olympic Park and links to the DLR and mainline networks) and onto The City and West End of London with 24 hour service at weekends. The property is located on the first floor and offers a large lounge/diner, open plan to the kitchen with a Juliet balcony and benefits from underfloor heating and one allocated parking space. There is an en-suite shower room to the master bedroom as well as the main bathroom and the kitchen includes fitted appliances. The property is being offered unfurnished and is available from early December. EPC Rating: C

### Lounge open to kitchen



### Lounge area

5.4m (17'9) Maximum x 3.68m (12'1)



### Kitchen area

2.95m (9'8) x 2.42m (7'11)



### Bedroom One

3.31m (10'10) Maximum x 2.91m (9'7)



### En suite Bathroom

2.01m (6'7) x 1.85m (6'1)



### Bedroom Two

3.62m (11'11) x 1.95m (6'5)

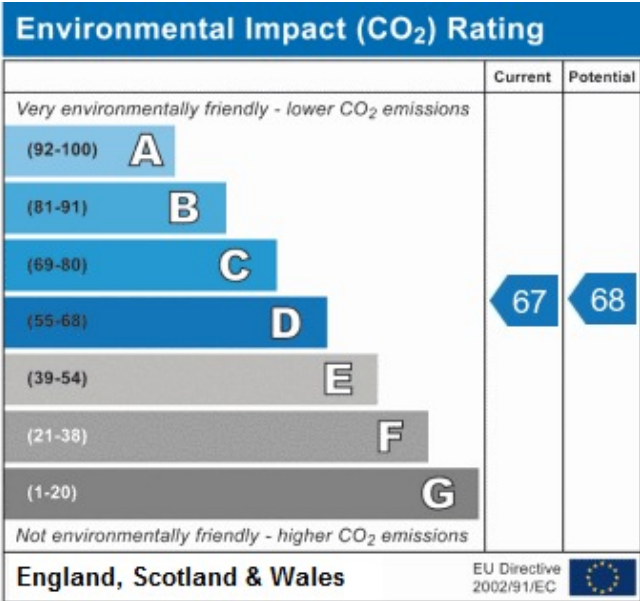
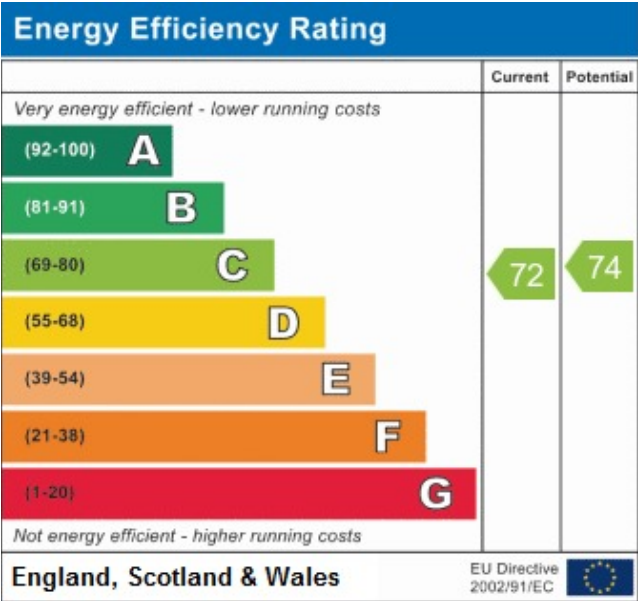


### Shower room

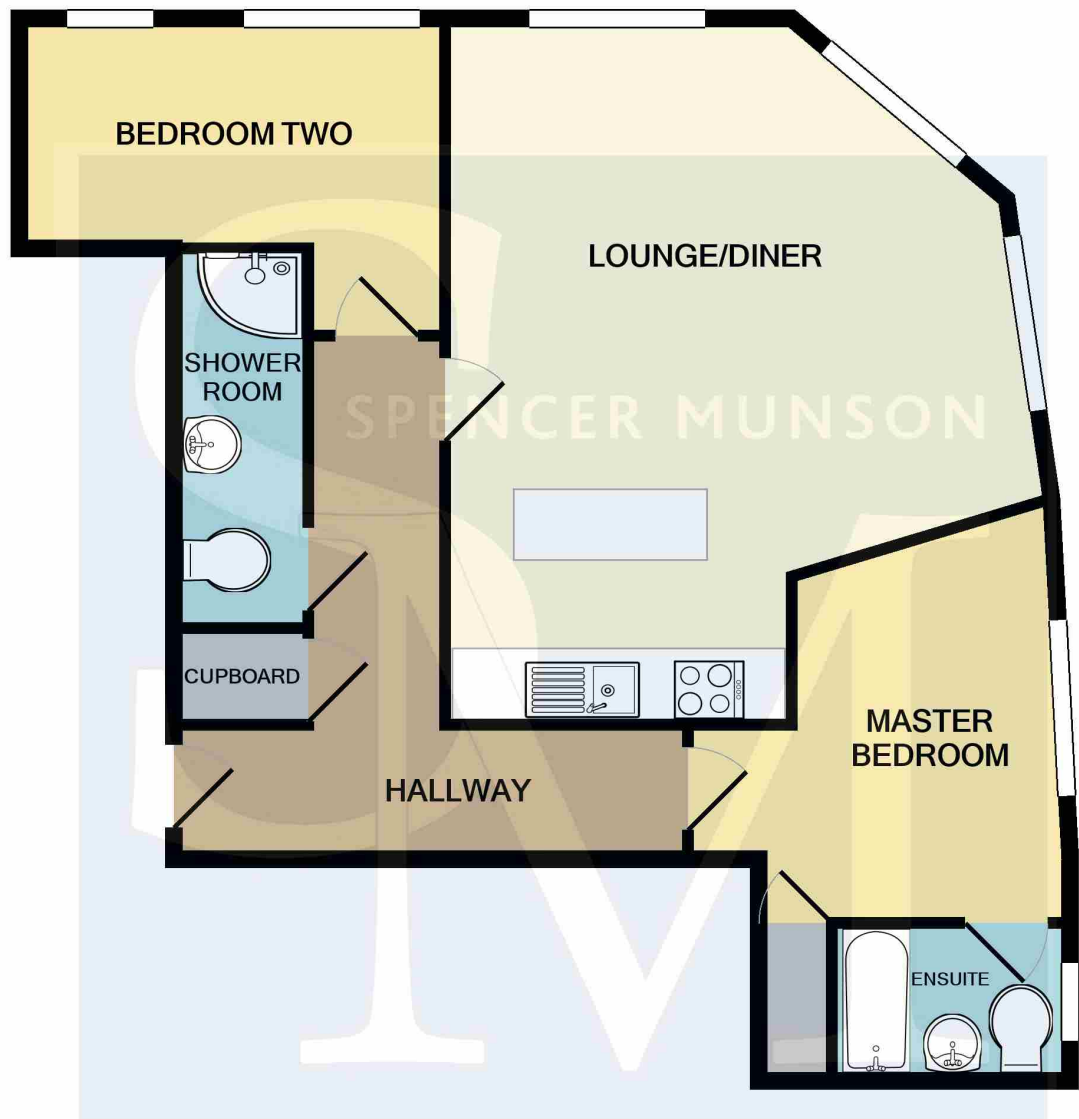
3.22m (10'7) x 1.13m (3'8)



Exterior



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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