



High Road, Loughton, IG10

SPENCER MUNSON are pleased to offer this one bedroom top floor flat situated just off Loughton High Road and therefore close to shops, supermarkets, bars, cafes, restaurants, Leisure Centre and a convenient walk to Loughton Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and DLR) and on to The City and West End of London with 24 hour service at weekends. This top floor flat has a range of features including one double bedroom, open plan kitchen and lounge with balcony, guest cloakroom/ w.c and en suite to bedroom. Please note that THERE IS NO PARKING WITH THIS FLAT. Available 18th December. EPC rating: B

Lounge 4.51m (14'10) x 3.86m (12'8)

Kitchen 2.68m (8'10) x 2.47m (8'1)

Bedroom One 3.35m (11') x 2.75m (9'0)

Bathroom 2.47m (8'1) x 1.5m (4'11)

Rent: £1,600 - Monthly



Lesley Court, High Road, Loughton, IG10

Reception 1
4.27m (14') x 3.66m (12')



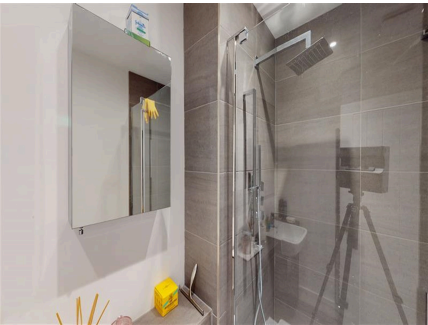
Kitchen
2.44m (8') x 2.44m (8')



Bedroom 1
3.35m (11') x 2.74m (9')



Bathroom
2.44m (8') x 1.22m (4')



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	85	85
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	

SPENCER MUNSON are pleased to offer this one bedroom top floor flat situated just off Loughton High Road and therefore close to shops, supermarkets, bars, cafes, restaurants, Leisure Centre and a convenient walk to Loughton Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and DLR) and on to The City and West End of London with 24 hour service at weekends. This top floor flat has a range of features including one double bedroom, open plan kitchen and lounge with balcony, guest cloakroom/ w.c and en suite to bedroom. Please note that THERE IS NO PARKING WITH THIS FLAT. Available 18th December. EPC rating: B

Lounge 4.51m (14'10) x 3.86m (12'8)

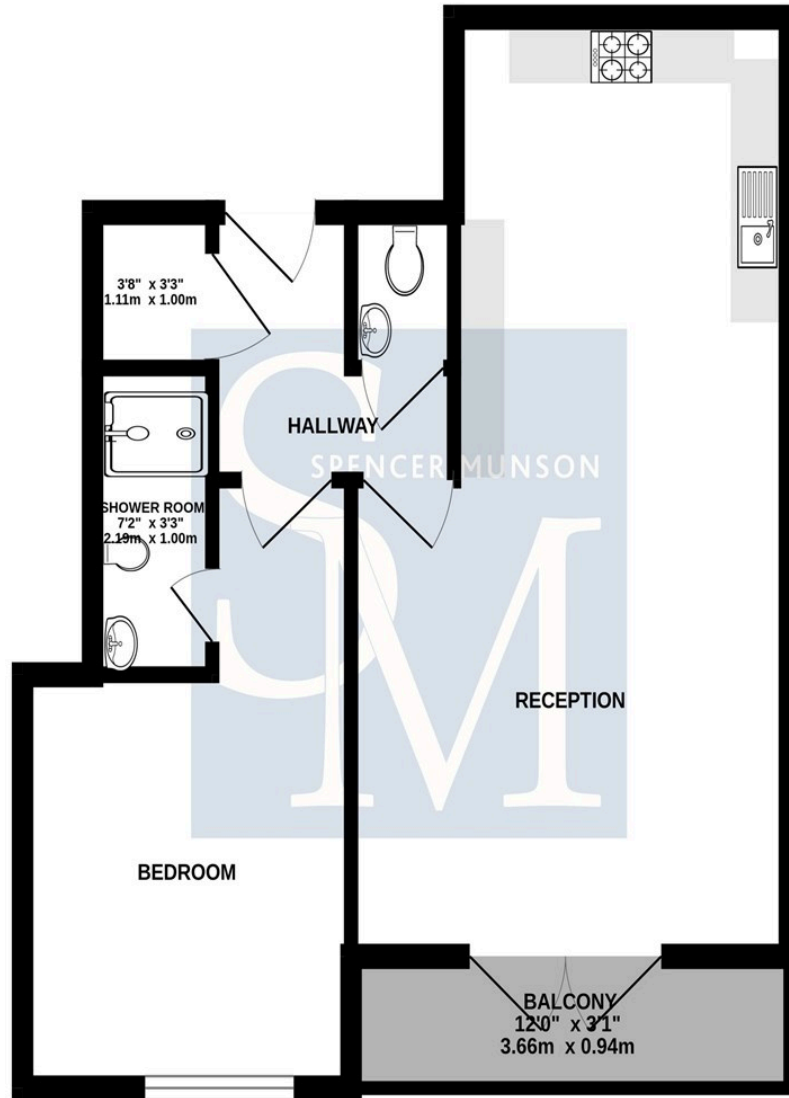
Kitchen 2.68m (8'10) x 2.47m (8'1)

Bedroom One 3.35m (11') x 2.75m (9'0)

Bathroom 2.47m (8'1) x 1.5m (4'11)

Lesley Court, High Road, Loughton, IG10

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.