

Reception  
17'10" x 12'11"

Kitchen  
7'2" x 5'10"

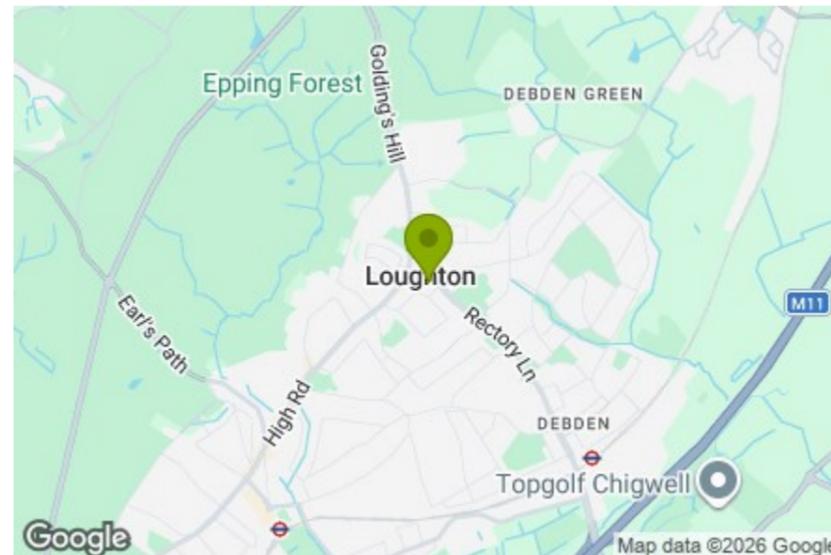
Bathroom

Bedroom  
10'9" x 9'0"

Storage

Total Area: 37.6 m<sup>2</sup> ... 405 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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		

## MAPLE GATE, LOUGHTON

Offers In Excess Of £230,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom
- Easy Access to Epping Forest
- Resident Parking
- Close To Local Amenities
- Council Tax Band C
- Ideal First Time Purchase
- Naturally Bright Apartment
- Top Floor Flat
- Loft Storage
- Chain-Free

This top-floor one-bedroom apartment presents an appealing option for buyers seeking a comfortable home with a strong balance of convenience and day-to-day ease. Offered with no onward chain, it sits within a residential development with resident parking and is well suited to a first-time purchase or a straightforward investment. The apartment enjoys easy access to Epping Forest, bringing greenery and outdoor routes close to hand, while a range of local amenities sit within easy reach for everyday needs. Inside, the layout feels naturally bright, creating an inviting atmosphere throughout, with access to a private loft providing generous storage space. Council Tax Band C further adds to the appeal, keeping ongoing costs manageable and predictable.

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#### IF YOU LIVED HERE...

Set within an attractive residential building, the balanced brick frontage is centred around a clearly defined entrance, with repeating window lines bringing a sense of order and the pitched roofline adding contrast and structure to the façade. Inside, the apartment unfolds from a welcoming hallway where neatly incorporated storage creates a considered introduction to the home. From here, the reception room opens into a generous setting suited to both everyday living and entertaining. Neutral walls provide an adaptable backdrop, while the bay window brings in daylight and looks out towards greenery beyond. An arched opening introduces a subtle architectural feature, creating a natural visual link through to the kitchen and helping the rooms connect effortlessly. The kitchen sits just off the reception room and is arranged in a clear, well-organised layout. White cabinetry is paired with warm work surfaces and tiled walls, giving the room a cohesive and fresh appearance. The arched opening mirrors detailing found elsewhere in the apartment, reinforcing a gentle sense of continuity throughout. The bedroom offers a comfortable retreat, finished in a neutral palette with a wide window allowing daylight to filter in. Wardrobes along one wall provide generous built-in storage and sit in proportion with the room. Completing the layout, the bathroom is cleanly finished with crisp finishes and tiled walls, complemented by darker floor tiles that add definition and balance to the overall look.

Just moments from the door, Epping Forest feels like a natural extension of daily life, with sweeping woodland, winding paths and a rich canopy that shifts beautifully with the seasons. It's an inviting backdrop for morning walks, longer rambles or simply dipping into nature on a whim. Nearby, Church Hill leads towards Loughton High Road, where a thoughtful mix of independent spots adds to the area's appeal. Café Cassea is known for its relaxed atmosphere and well-crafted coffee alongside light breakfasts and lunches, while Molens Brasserie offers a more refined setting with European-inspired dishes and an excellent wine list. For a classic local favourite, The Plume of Feathers provides a traditional pub environment with a strong community feel, popular for its food, drinks and welcoming character.

#### WHAT ELSE?

Transport links are well placed for moving around the area and beyond. Debden Station is around a 20-minute walk away, offering direct Central line services into the City and West End. Alternatively, Loughton Station can be reached in approximately 15 minutes by bus, providing another convenient option for commuting or heading into central London.



#### A WORD FROM THE OWNER...

"10 mins walk from both Loughton and Debden high streets. Loughton is a really vibrant town with cafes, shops, and restaurants, while still feeling green and spacious thanks to the nearby forest. It is a place that feels lively without being overwhelming, and we have always appreciated how easy it is to enjoy both town life and nature.

Debden has a friendly, community-focused feel, with plenty of open spaces and a calmer pace of life. We have found it to be welcoming and practical, with excellent local amenities and great connections, making everyday life simple and enjoyable.

Together, Loughton and Debden create a wonderful place to live, offering the best of both worlds. It is this combination that has made our time here so special and one of the reasons we will genuinely miss calling this area home."

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