





Aubrey House 165H High Road Loughton, IG10 4LF

Situated on the fifth floor, this two-bedroom penthouse apartment offers contemporary living with bright, spacious accommodation and a wrap-around balcony.

The spacious open-plan living and kitchen area provides the perfect setting for both everyday living and entertaining. The contemporary kitchen is fitted with a range of stylish units and integrated Neff and Zanussi appliances, while the living area enjoys direct access to the generous wrap-around balcony, creating a seamless connection between the indoor and outdoor spaces.

The apartment offers two well-proportioned double bedrooms, with the master bedroom featuring a stylish en-suite shower room and its own doors opening directly onto the balcony. A modern family bathroom serves the second bedroom.

Designed with comfort and convenience in mind, the property benefits from underfloor heating throughout, a large storage cupboard in the hallway, an intercom entry system and lift access from the ground floor to the fourth floor.

Perfectly positioned within 0.3 miles of Loughton High Road, the property enjoys easy access to an excellent selection of independent cafés, restaurants, shops and everyday amenities, while Loughton Central Line Station offers direct links into the City and West End, and the vast open spaces of Epping Forest are just moments away.

Tenure Leasehold
Council Epping Forest

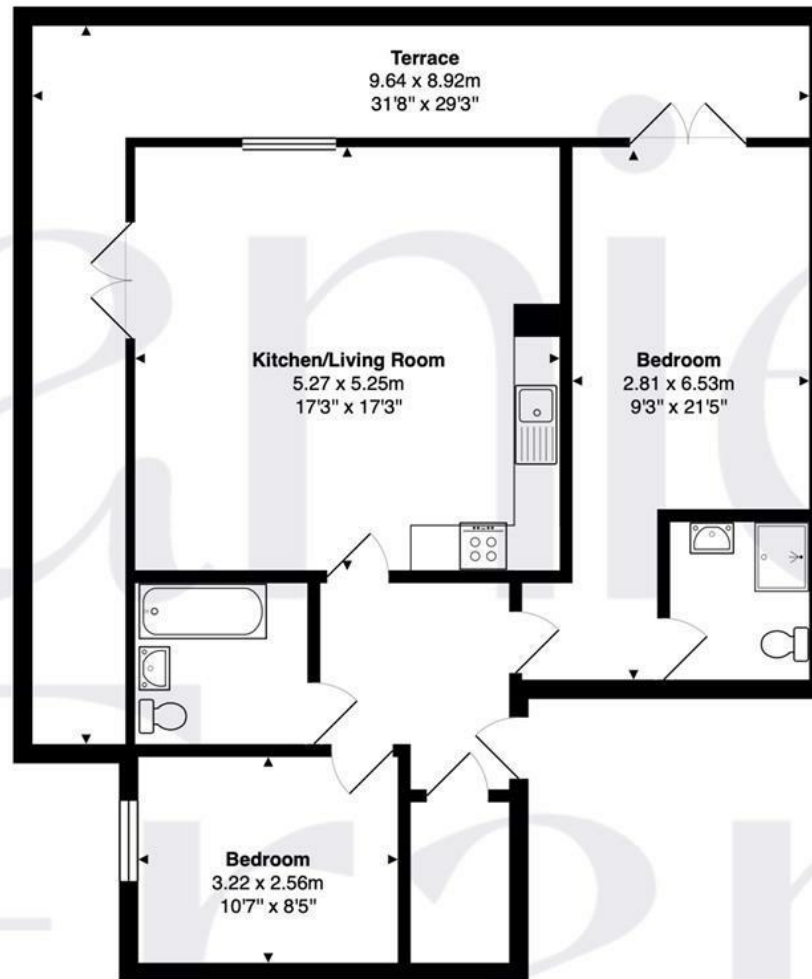




Your Next Chapter



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Fifth Floor

Total Area Including Terrace 93.6 m² ... 1007 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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WHY LOUGHTON?

Loughton is a highly desirable area, known for its vibrant community and convenient amenities. At the heart of the town is the bustling High Road, which caters to all your daily needs with supermarkets like M&S Food Hall and Sainsbury's, as well as a variety of popular cafes, coffee shops, and restaurants. Highlights include the renowned Gail's Bakery and The Ginger Pig, along with several charming pubs.

For those seeking an active lifestyle, Loughton offers excellent recreational facilities. The Loughton Cricket Club, Bowling Club, and the newly renovated Loughton Leisure Centre that includes a swimming pool, are all located just off the High Road. Additionally, the area is home to a selection of highly regarded private and state schools, ensuring quality education options.

Nature enthusiasts will appreciate the proximity to the stunning Epping Forest, perfect for cycling, running, or leisurely Sunday strolls. Plus, with Loughton Central Line Station nearby, residents enjoy seamless access to The City and West End, making it an ideal location for commuters.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	

