

## Directions

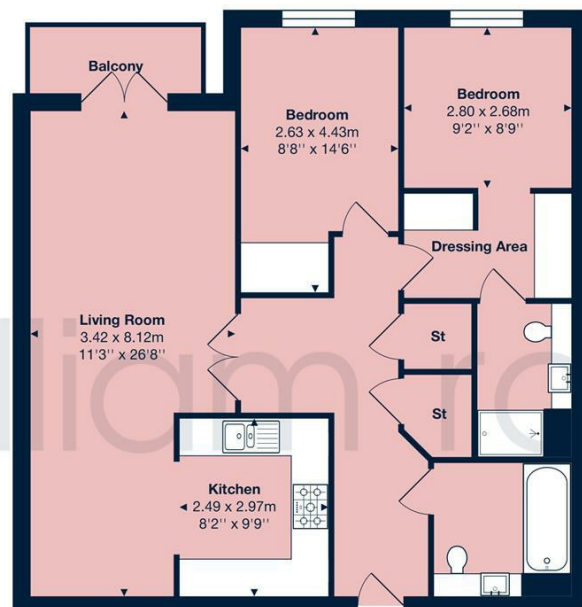
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup> (excluding balcony)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## 7 Highbeam House 581 High Road, Woodford Green, IG8 ORD

Price Guide £500,000

- Two bedroom ground floor apartment
- Gated development with secure underground parking
- Master bedroom with ample wardrobe space and en-suite shower room
- Walking distance to Epping Forest, Amenities and Schools
- Spacious open plan living space
- Modern fitted kitchen with top of the range integrated appliances
- Private patio area
- Beautifully maintained communal garden
- Family bathroom

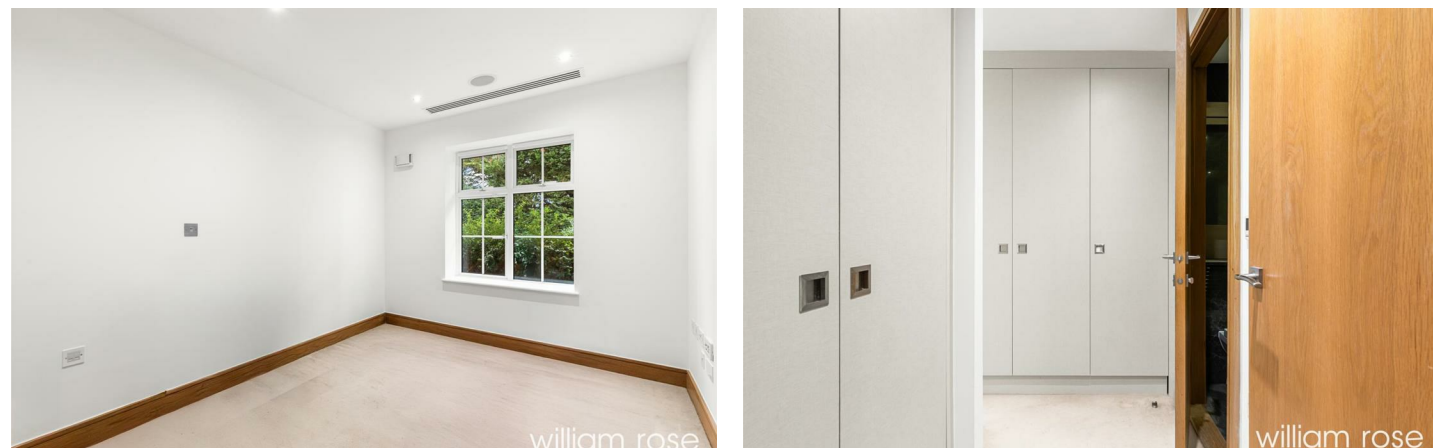
# 7 Highbeam House 581 High Road, Woodford Green

120 000

Located within the highly desired private development of Highbeam House in Woodford Green, this superb two-bedroom ground floor apartment offers modern, spacious living with excellent specifications throughout. Built in 2014 by renowned developers Galliard Homes, the building sits on the historical site of Sylvia Pankhurst's former residence, blending contemporary design with rich local heritage.



Council Tax Band: F



Upon entering the apartment, you're welcomed into a generous hallway with built-in storage leading to a bright and expansive open-plan reception, dining, and kitchen area. The reception space opens directly onto a private patio area — perfect for al fresco dining or relaxing in the warmer months. The modern fitted kitchen is beautifully appointed with top-of-the-range integrated appliances and sleek cabinetry. The property boasts a master bedroom featuring a walk-through wardrobe area that leads into a stylish ensuite shower room. A second well-proportioned double bedroom is positioned adjacent to a modern family bathroom, complete with both bath and shower facilities. This home is equipped with an advanced air-source heat pump system providing both heating and comfort cooling, ensuring year-round climate control. Further benefits include secure underground parking for one vehicle, a private storage space, and lift access to all floors and the underground parking level for added convenience. Residents also have access to the beautifully maintained communal gardens, providing tranquil green spaces to unwind and relax. The development itself is extremely secure, with private gates set back from the High Road and a security entry phone system offering peace of mind for residents.

Highbeam House enjoys an enviable position in Woodford Green, offering residents the perfect balance between suburban tranquillity and excellent connectivity. The property is within easy reach of Woodford and South Woodford Underground stations, providing direct access to Central London via the Central Line. For families, the area is well-regarded for its selection of outstanding local schools and nurseries, while a wealth of nearby amenities includes independent shops, restaurants, cafés, and supermarkets. Green open spaces are abundant with Epping Forest and Knighton Wood close by, providing excellent opportunities for outdoor pursuits and leisurely weekend walks. With its rich history, modern comforts, and excellent location, this property presents a rare opportunity to acquire a home in one of Woodford Green's most sought-after developments.

## Property Information / Disclaimer

LEASEHOLD  
Lease Length: 985 years  
Service Charge: £2,700 a year  
Ground Rent: £500 a year

EPC Rating: C  
Council Tax Band: F

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.