

Daniel  
Frank





## 20 Brooklyn Court High Road Loughton, IG10 1AQ

Offered to the market chain free, this second-floor property is located in the heart of Loughton. This two double bedroom apartment offers the perfect blend of modern living and convenience. Set just 0.6 miles from Loughton Central Line station, commuting into London is quick and hassle-free, making it ideal for both first-time buyers and investors alike.

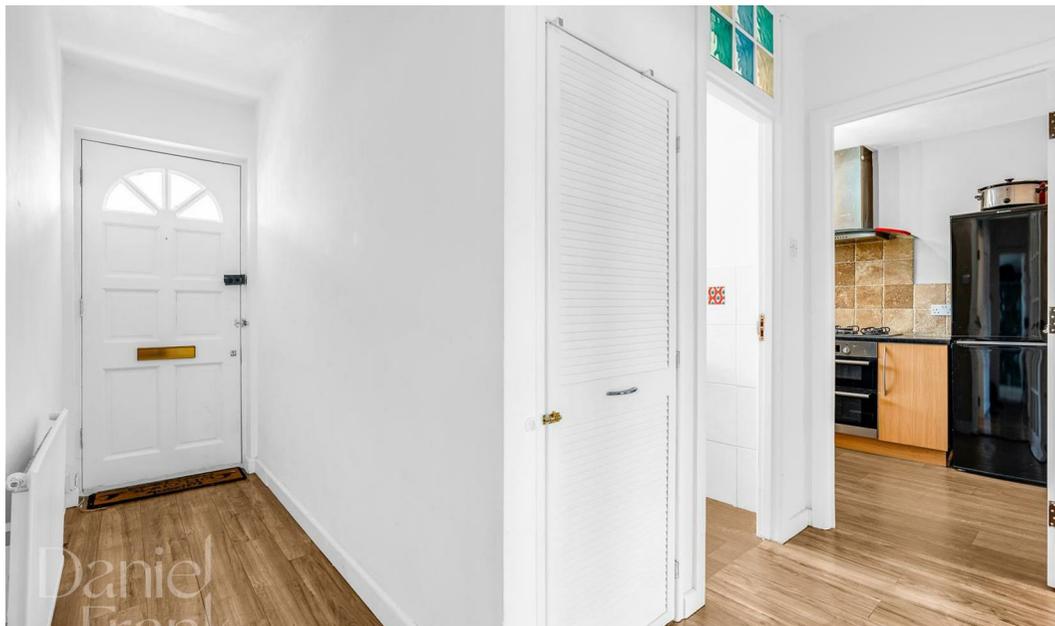
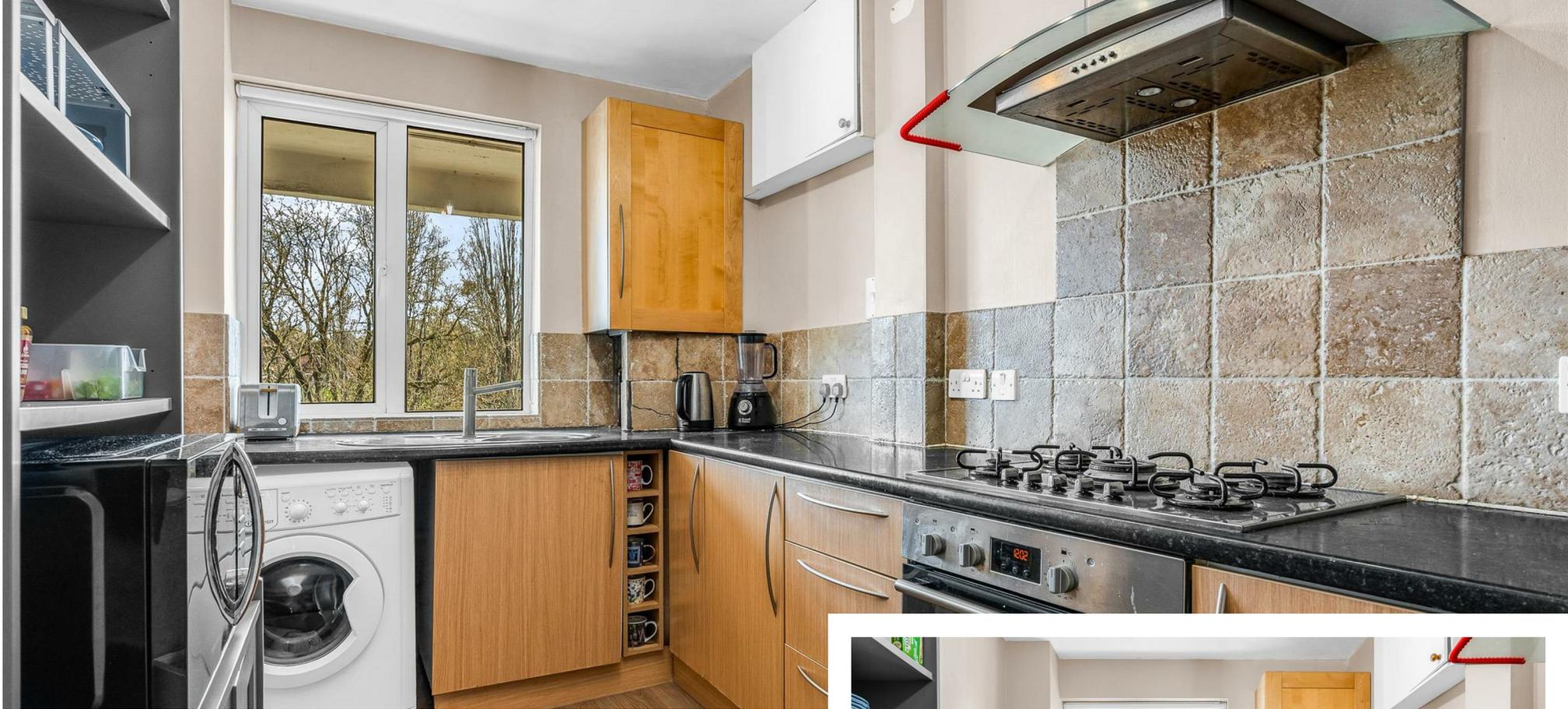
Situated directly on the bustling High Road, the apartment benefits from immediate access to an array of shops, boutiques, cafés, restaurants, and bars. Inside, the property features a spacious living room, a fitted kitchen, two well-proportioned double bedrooms, and a bathroom. All rooms are accessed via a central entrance hallway.

For those who appreciate outdoor living, the stunning Epping Forest is just moments away - perfect for walks, cycling, and weekend escapes. With highly regarded local schools nearby and a vibrant community atmosphere, this home ticks all the boxes for comfortable and connected living.

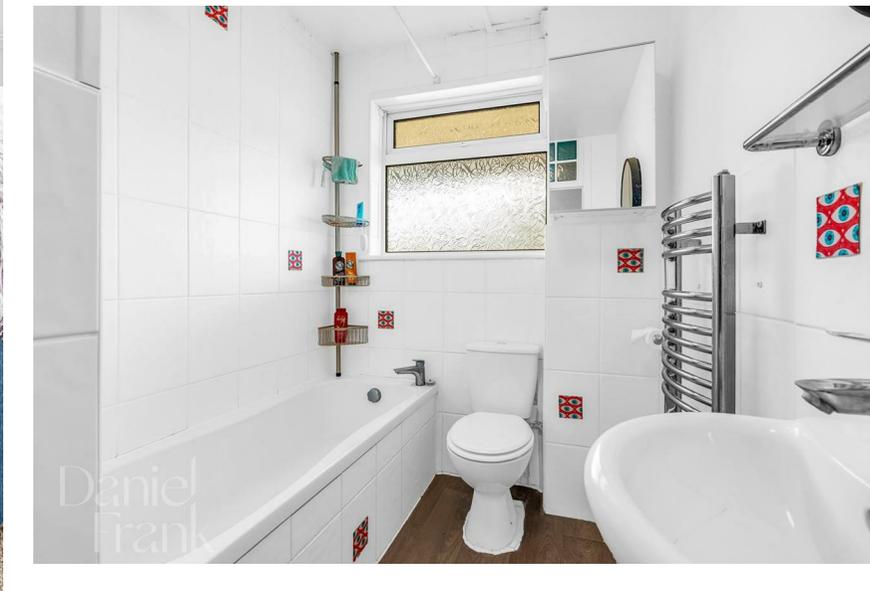
EPC - to be confirmed.

**Tenure** Leasehold  
**Council** Epping Forest





Your Next Chapter



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**Second Floor**  
Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>

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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

