Daniel Frank

10 Highbeam House, 581 High Road

Set within the sought-after Highbeam House development in Woodford Green, this beautifully presented two-bedroom duplex apartment offers a perfect blend of contemporary design and historical significance. Built in 2014 by renowned developers Galliard Homes, the building stands on the former site of Sylvia Pankhurst's residence.

The entrance offers a spacious hallway which leads into reception and dining rooms bathed in natural light, each with private balconies. The modern kitchen features sleek worktops and high-quality integrated appliances, including a Neff coffee machine. An oak-lined large serving hatch opens to the airy dining room.

The apartment's interiors have been finished to an exceptional standard throughout. The natural oak door linings, skirtings, and architraves complement the 2.2m high oak veneered internal doors, including glazed doors leading to the living room and kitchen.

The natural oak staircase has contemporary timber and glass balustrades.

Lighting is provided by recessed LED low-energy downlights with white surrounds, including a hotel - style lamp switch circuit to principal rooms.

The property is equipped with integrated ceiling speakers , and recessed wall-mounted music amplifiers connected to stereo ceiling speakers in the living room and all bedrooms. These systems include input sockets and Bluetooth compatibility for numerous modern music storage devices. For connectivity and convenience, there are satellite and terrestrial TV aerial sockets and telephone sockets to all reception rooms and bedrooms.

Comfort is assured with underfloor heating throughout, and comfort cooling to all reception rooms and bedrooms. An environmentally friendly air-source heat pump provides efficient heating.

Upstairs, you'll find two large double bedrooms, each with a stylish en-suite bathroom and walk-in wardrobe. The master bedroom ensuite features striking natural marble tiles.

Tenure Leasehold - Share of Freehold
Council Redbridge

Your Next Chapter

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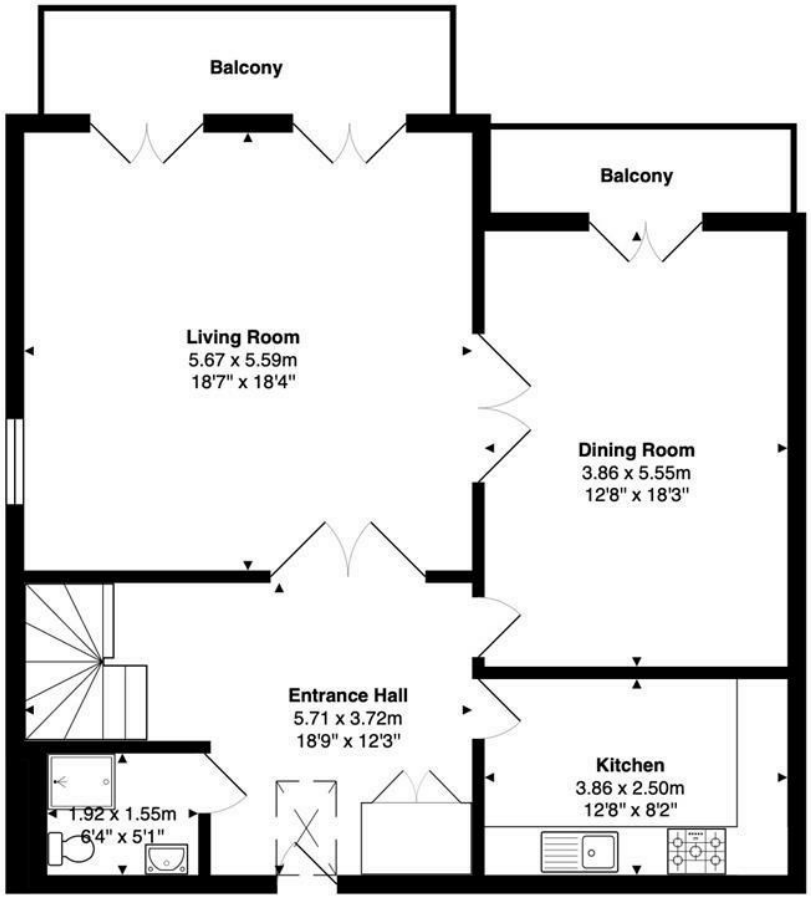
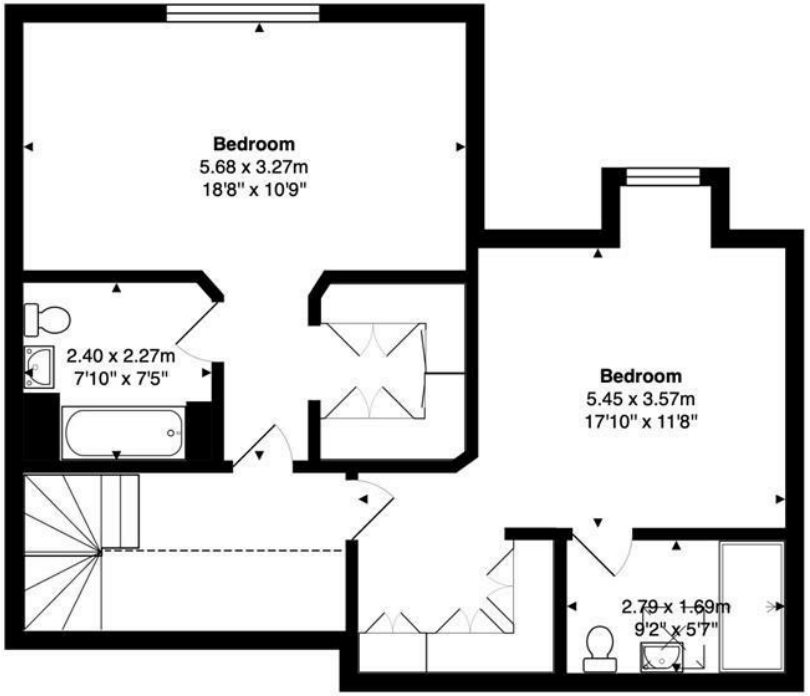


First Floor
Area: 86.6 m² ... 932 ft²



Second Floor
Area: 67.5 m² ... 727 ft²

Total Area: 154.1 m² ... 1659 ft² (excluding balcony)

Additional features include secure underground parking for two vehicles, a private storage unit, and convenient lift access to all floors, including the parking level. Residents also enjoy beautifully maintained communal gardens set within a gated development with security and a video entry system. Highbeam House enjoys a set-back position from the High Road, offering added privacy.

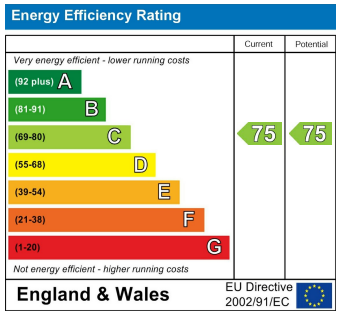
This private development occupies a prime location within walking distance of Woodford Station (Central Line) and the shops and amenities of Woodford Broadway.

995 years left on the lease.
Service charge - £4000 per annum.

WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkhams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

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.



danielfrank.co.uk | 020 8016 0116 | contact@danielfrank.co.uk