

DURDEN & HUNT

INTERNATIONAL



Osborne House, Woodford Green IG8

Offers In Excess Of £500,000

- Prestigious Gated Development
- Good Sized Kitchen
- Beautifully Maintained Communal Gardens
- Excellent Transport Links
- Primary Bedroom With En Suite And Fitted Wardrobes
- Two Allocated Parking Spaces
- Large Living Room
- Additional Bedroom

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Prestigious Gated Development - Excellent Transport Links - Large Living Room - Good Sized Kitchen - Primary Bedroom With En Suite - Additional Bedroom - Beautifully Maintained Communal Gardens - Two Allocated Parking Spaces



Council Tax Band: G



Located within the prestigious gated development of Repton Park, this exceptional two bedroom apartment offers luxurious living in a highly sought after setting.

Internally, this immaculate property features a spacious open plan living and dining area, perfect for both relaxing and entertaining. The well appointed fitted kitchen offers ample storage and workspace, seamlessly complementing the main living area.

The apartment boasts a generous primary bedroom complete with fitted wardrobes and a stylish en suite bathroom. A second well proportioned bedroom is served by a contemporary family bathroom, finished to a high standard.

Externally, the property benefits from two allocated parking spaces and beautifully maintained, expansive landscaped communal grounds, providing a peaceful and secure environment for residents.

Repton Park was originally Claybury hospital and was developed sympathetically by Crest Nicholson with design approved by English Heritage, converting the original buildings and adding new apartments and houses to the 140 acres of landscape ground. Repton Park is arguably one of the local areas most prestigious developments with beneficial extras including on site CCTV system, 24hr concierge service, virgin active spa, gym and bistro, allocated and visitor parking. Repton park is situated within reach of excellent transport links including Woodford central line station, A12 and M11 and close to the local and popular parade of shops from Woodford high road and Brook Parade including a wide range of shops, schools and amenities.

Contact Durden & Hunt for a viewing!

Council Band G Redbridge

Leasehold, Years Remaining: 973

Annual Ground Rent: £307.62 (01/02/26 - 31/07/26 Invoiced Bi-Annually, Invoice Dated 05/12/25)

Annual Service Charge:£6,722,60 (01/09/25 - 31/07/26 Invoice Dated 12/08/25)

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

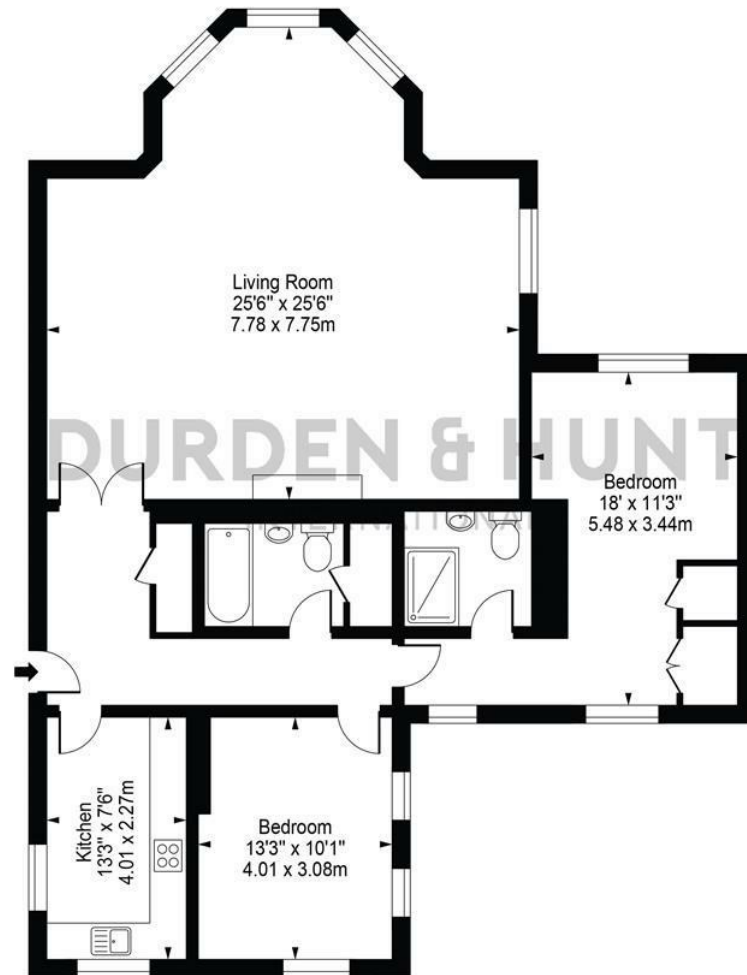
Please note photography was captured prior to the current tenancy. These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Osborne House

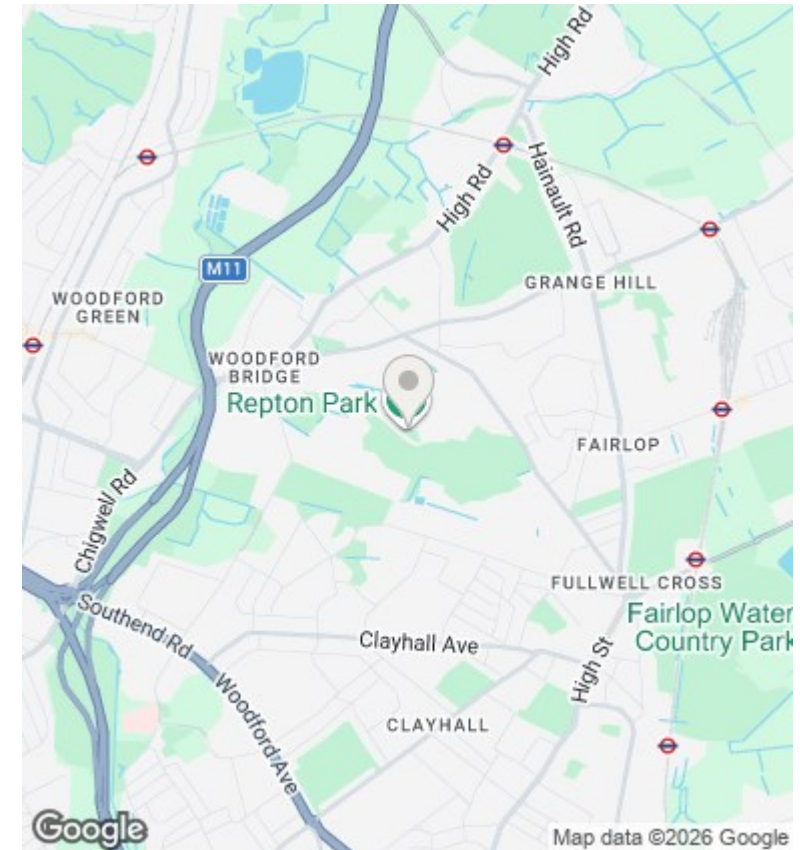
Approx. Gross Internal Area 1294 Sq Ft - 120.25 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(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	