



WHERE STANDARDS MATTER

Spencer Munson
128 High Road
Loughton IG10 4BE

Tel: 020 8502 2222

loughton@spencermunson.co.uk
Website: spencermunson.co.uk



High Road, Woodford Green, IG8

**** TWO BEDROOM APARTMENT ** ** Top floor ** ** En suite ** ** Unfurnished ** ** Gas C/H **
** Gated Development with parking ** ** Unfurnished ** ** Available 10th March 2026 ** **
Woodford Wells ** ** Video entry system ** ** EPC rating : C ** ** Council Tax band E ****

Rent: £1,775 - Monthly



11 Oakleighs, Woodford Green, IG8

Reception 1

5.06m (16'7) x 5.93m (19'5)



Kitchen

2.01m (6'7) x 1.64m (5'5)



Bedroom 1

2.75m (9'0) x 4.19m (13'9)



Ensuite



Bedroom 2

2.7m (8'10) x 2.5m (8'2)



Family bathroom

2.01m (6'7) x 1.7m (5'7)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	80
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	

SPENCER MUNSON are pleased to offer this top floor apartment in Oakleighs, Woodford Wells !! Fantastic opportunity to live in a third floor flat in excellent condition! Situated in Oakleighs, a gated development opposite Bancroft's School in Woodford Wells. The closest station is Roding Valley, a 17 minute walk from the property and Woodford central line station is a 21 minute walk according to google maps. The property has a large living room with a Juliette style balcony overlooking the car park. Available 10th March 2026 . EPC rating C / Council Tax band F ** PHOTOS TO FOLLOW **

11 Oakleighs, Woodford Green, IG8

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.