



P R I M E   R E S I D E N T I A L

P R E S E N T S

High Road, Loughton



Shott E | J james

PRIME RESIDENTIAL

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Grove House

# High Road, Loughton



Nestled on the third floor of a brand-new apartment building on High Road, Loughton, this stunning property offers a luxurious living experience. Boasting one reception room, one bedroom, and a beautifully designed bathroom, this apartment is the epitome of modern elegance.

The highlight of this apartment is the breathtaking elevated views it offers towards the Forest and over the charming town. Imagine waking up to the serene beauty of the surroundings every morning! The wrap-around balcony provides a dual aspect, allowing you to enjoy the views from both the bedroom and the lounge.

Step inside, and you'll be greeted by a space that has been completely refurbished to the highest standard. Each apartment in this building features specific elements that make it unique and different, ensuring that your home is truly one-of-a-kind. Natural lighting floods the rooms, creating a warm and inviting atmosphere throughout.

Located on the bustling High Road, this property offers not just a beautiful living space, but also the convenience of being close to amenities, shops, and transport links. Don't miss this opportunity to own a piece of luxury in this prime location.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



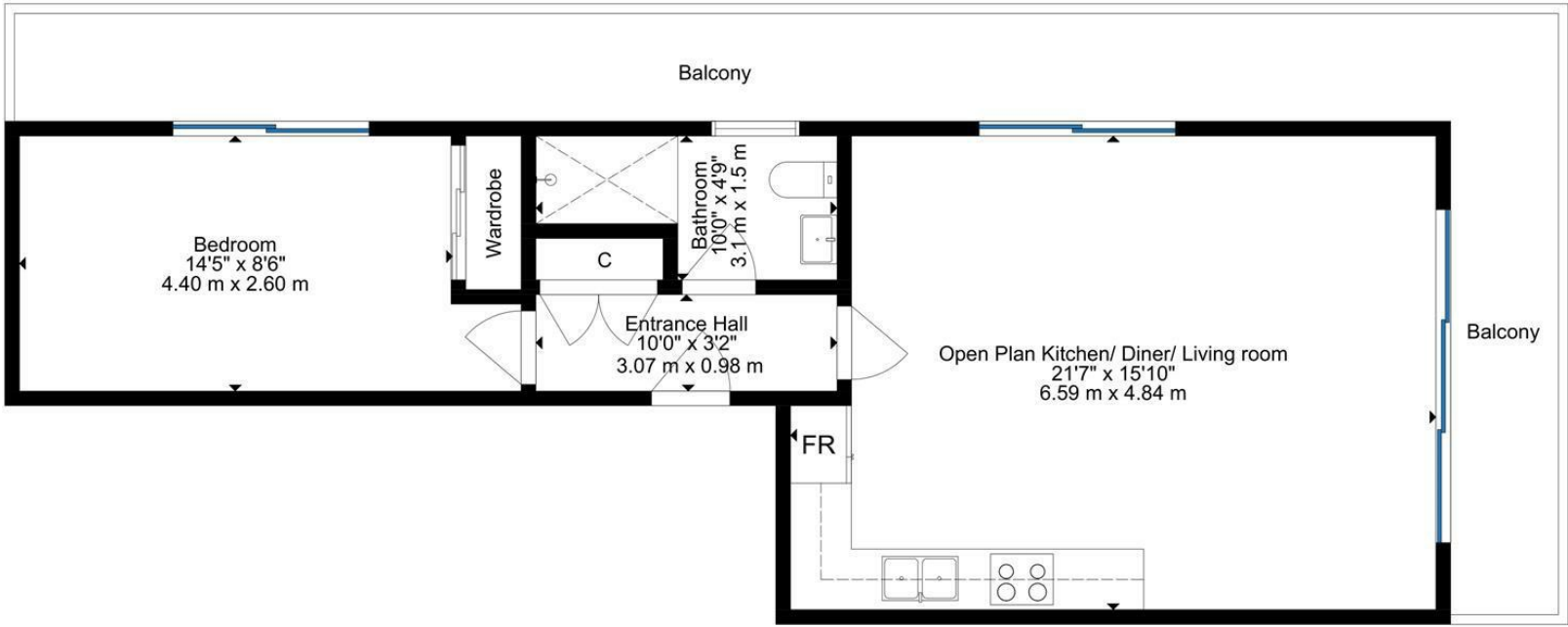
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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|                      |                                  |                   |
|----------------------|----------------------------------|-------------------|
| Sqft<br>560.00 sq ft | Type<br>Apartment - Third<br>-   | Style<br>New Home |
| Bedrooms<br>1        | Receptions<br>1                  | Bathrooms<br>1    |
| Tenure               | Local Authority<br>Epping Forest | Tax Band<br>A     |

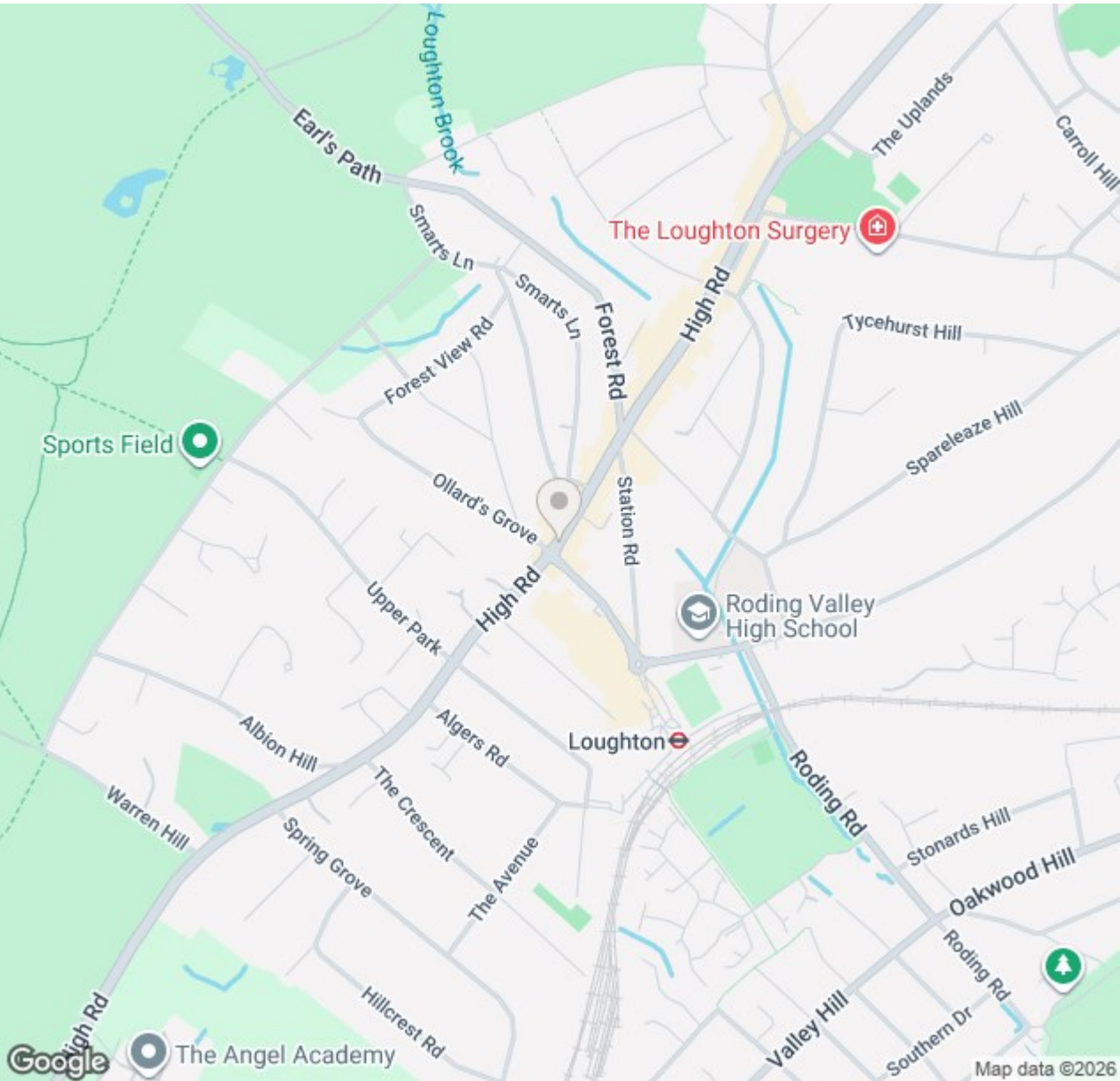
# PLANS



GROSS INTERNAL AREA  
TOTAL: 560 SQ FT, 52 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 82      | 82        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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