



P R I M E   R E S I D E N T I A L

P R E S E N T S

Montague House, Repton Park, Woodford Green



elliott E | J james  
RESIDENTIAL

# Montague House, Repton Park, Woodford Green

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Elliott James are delighted to offer this immaculate two duplex apartment situated within the prestigious Repton Park development. This property offers high ceilings and modern living throughout and benefits from 24-hour concierge, CCTV, night-time security and 145 acres of mature parkland. Furthermore, there is also a Virgin Active Gym, Spa & Pool on site.

The accommodation of this apartment is arranged over two floors. The ground floor is comprised of an entrance hall, cloakroom, spacious living room with beautiful sash windows and an inner hall leading to a modern fully equipped kitchen with integrated appliances. The first floor features a large family bathroom, storage cupboards and three double bedrooms one of which benefits from a walk-in wardrobe and en suite.

Repton Park is ideally positioned for transport links and is close to Woodford Central Line Station offering direct routes into Liverpool Street and Canary Wharf. The M11 and M25 are also easily accessible should you want to head out of the Essex/London area. Further benefits include allocated parking. This property will also be offered to the market chain free.

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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.

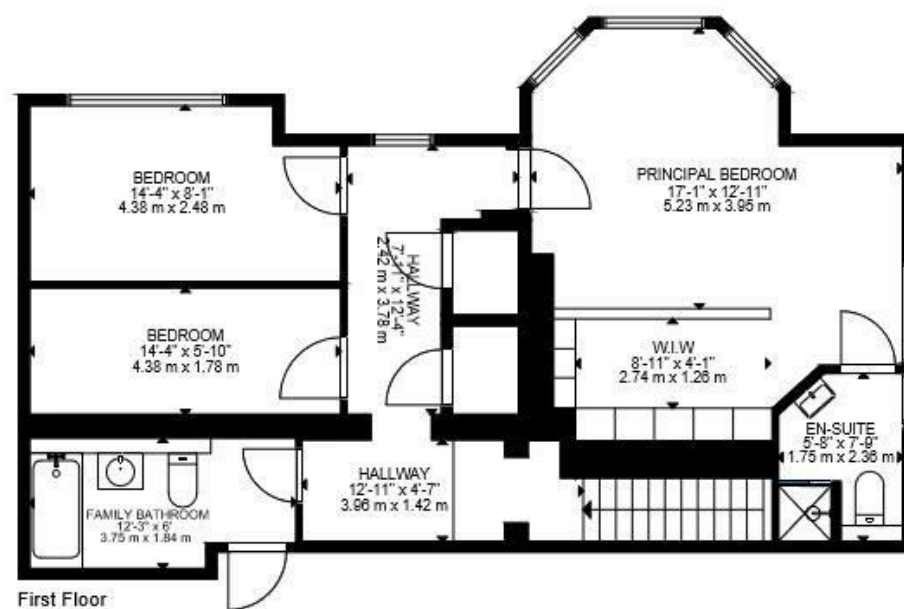
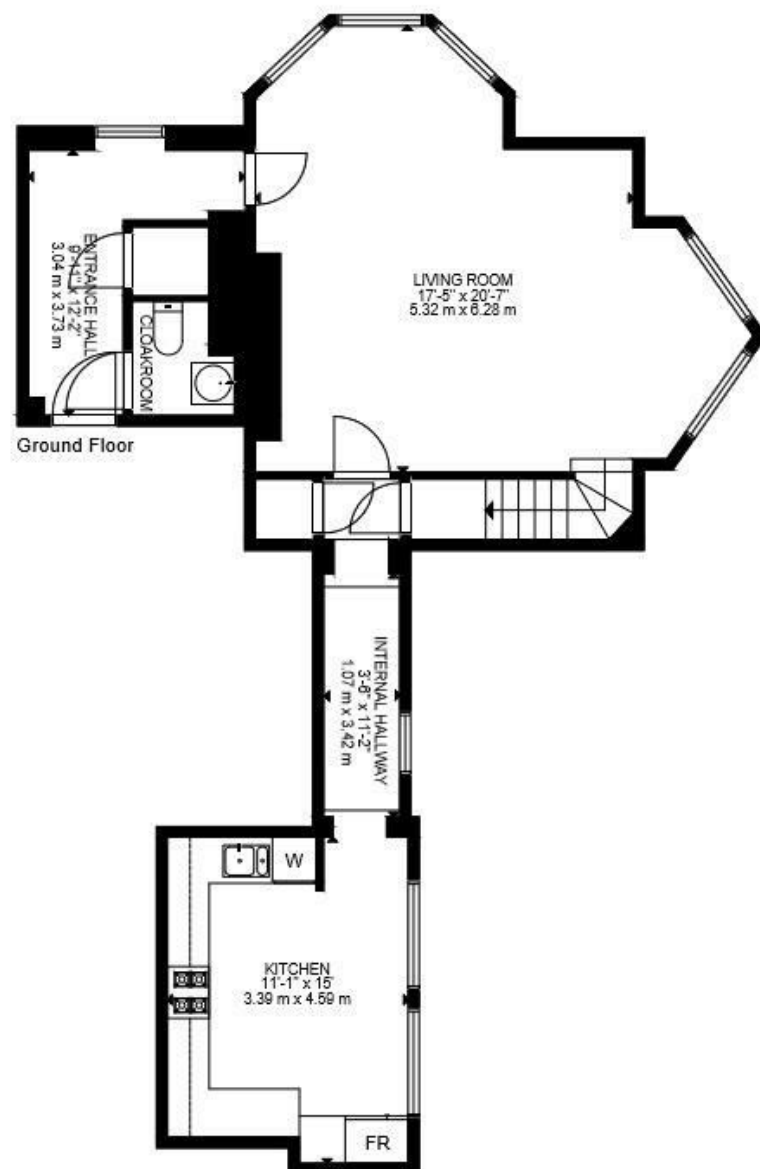
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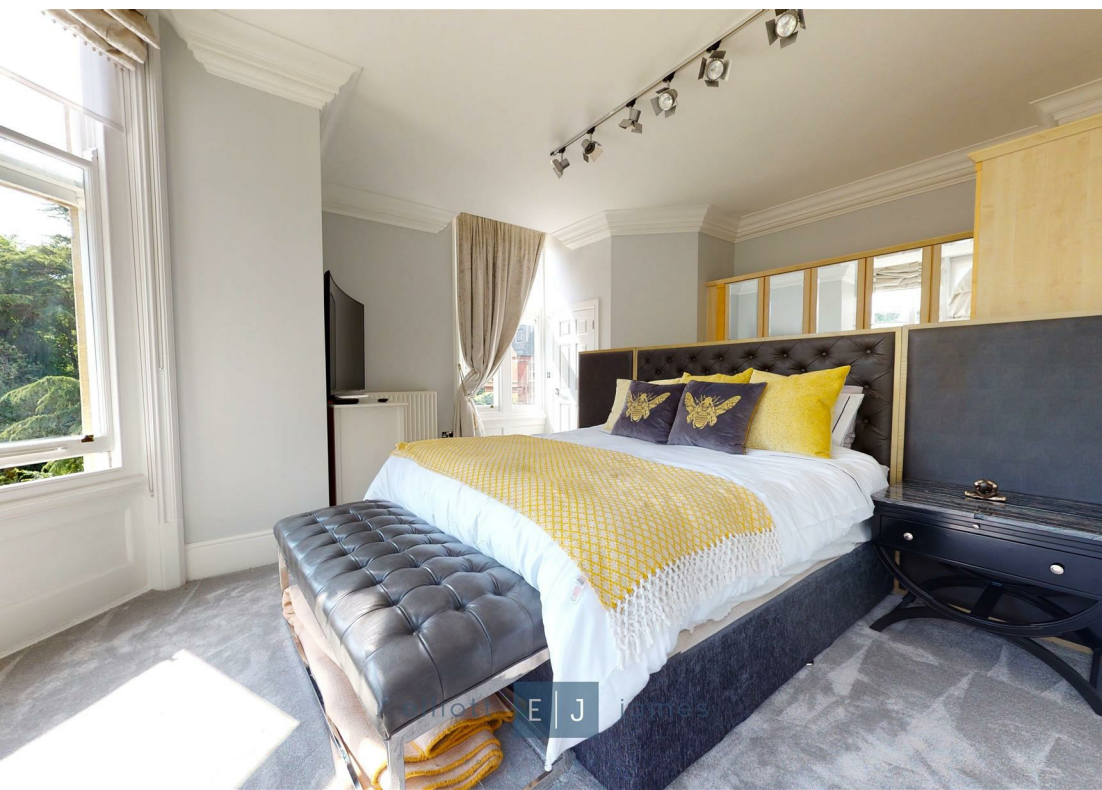
|                       |                                                |                 |
|-----------------------|------------------------------------------------|-----------------|
| Sqft<br>1723.00 sq ft | Type<br>Apartment - Duplex                     | Style<br>Modern |
| Bedrooms<br>2         | Receptions<br>1                                | Bathrooms<br>2  |
| Tenure<br>Leasehold   | Local Authority<br>London Borough of Redbridge | Tax Band<br>G   |

# PLANS

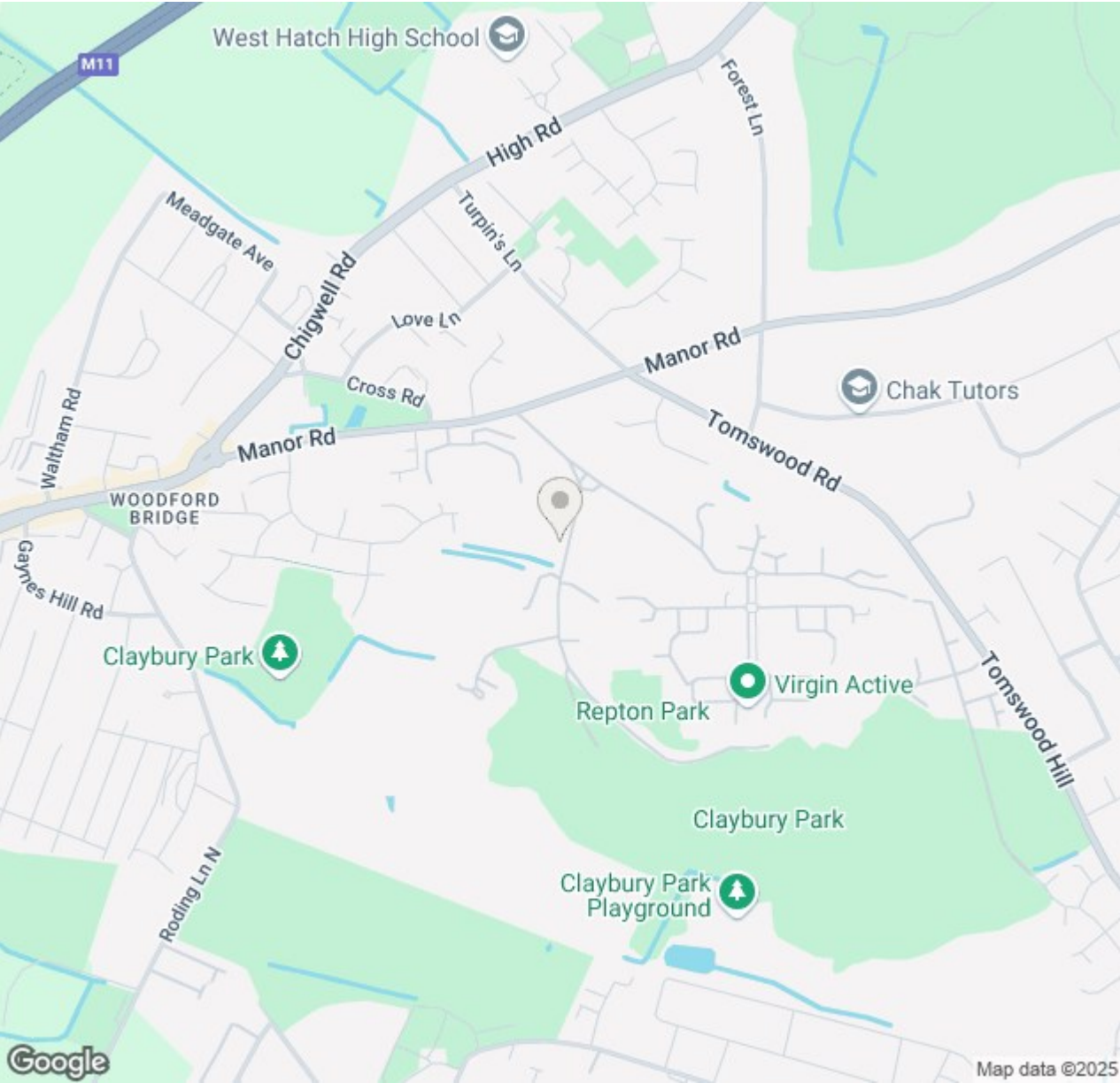
## Montague House



GROSS INTERNAL AREA  
 GROUND FLOOR: 78 M<sup>2</sup>, 840 SQ FT, FIRST FLOOR: 82 M<sup>2</sup>, 883 SQ FT  
 TOTAL: 160 M<sup>2</sup>, 1723 SQ FT  
 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                             | 76      | 79        |
| 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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