

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

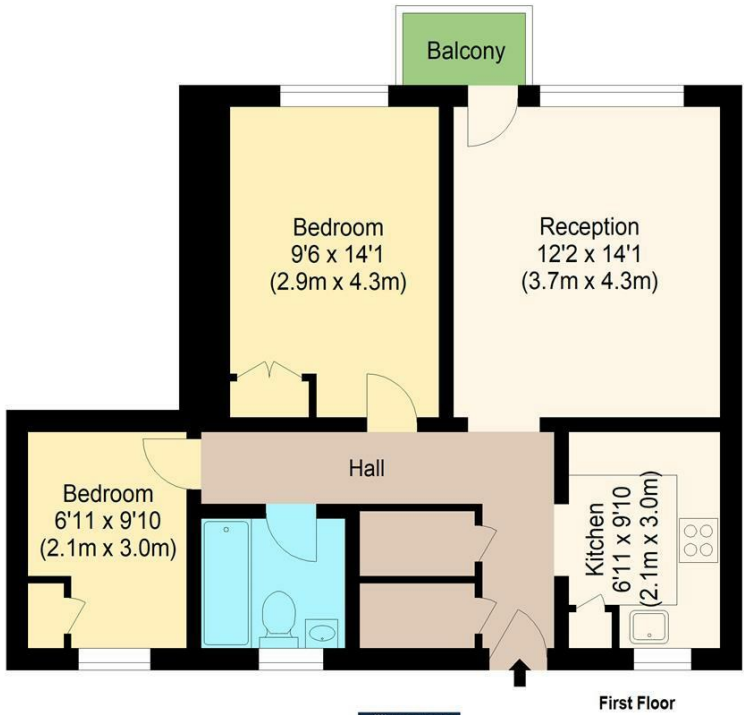
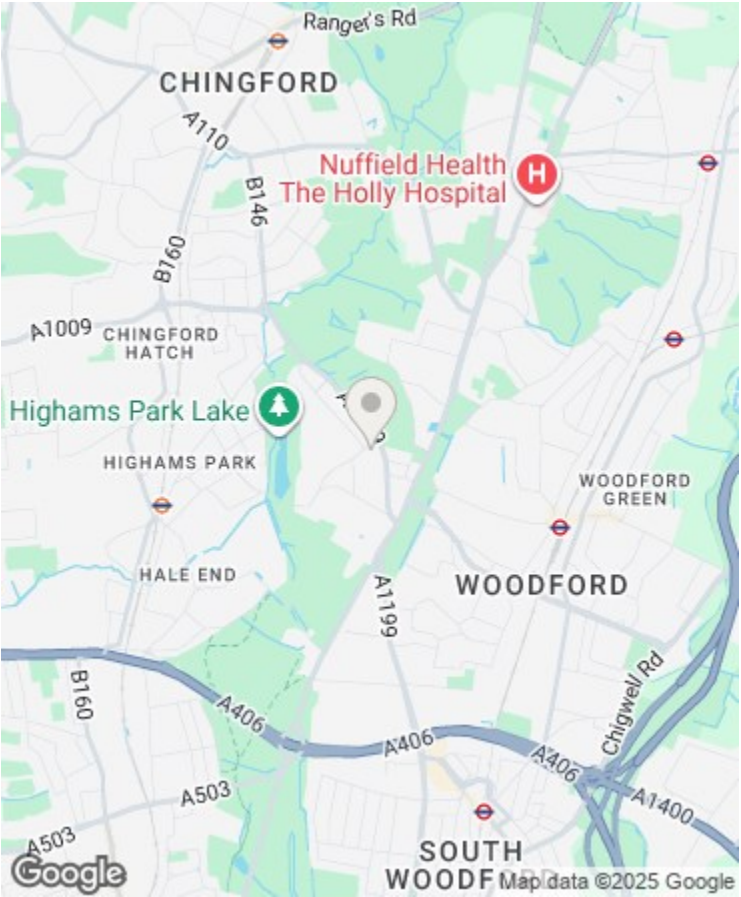
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



9, Montalt House Montalt Road, Woodford Green, IG8 9TD

Offers Over £325,000

- Stunning two-bedroom apartment in a private residential complex
- Modern fitted kitchen with integrated appliances
- Stylish bathroom with contemporary fittings and overhead shower
- En-bloc garage providing secure parking or storage
- Ideally located near Epping Forest and The Higham's Park
- Bright and spacious reception room with large windows
- Generously sized bedrooms with ample storage space
- Private balcony, perfect for relaxing or outdoor dining
- Share of freehold, offering long-term value and security
- Excellent transport links, with Higham's Park Station nearby



william rose  
Montalt House, IG8

Approximate Gross Internal Floor Area : 59.36 sq m / 639 sq ft  
Balcony : 1.67 sq m/ 18 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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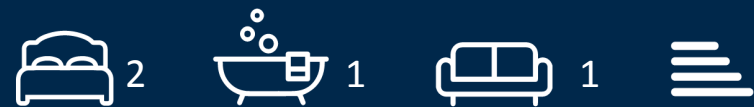
Date: 4/4/2025



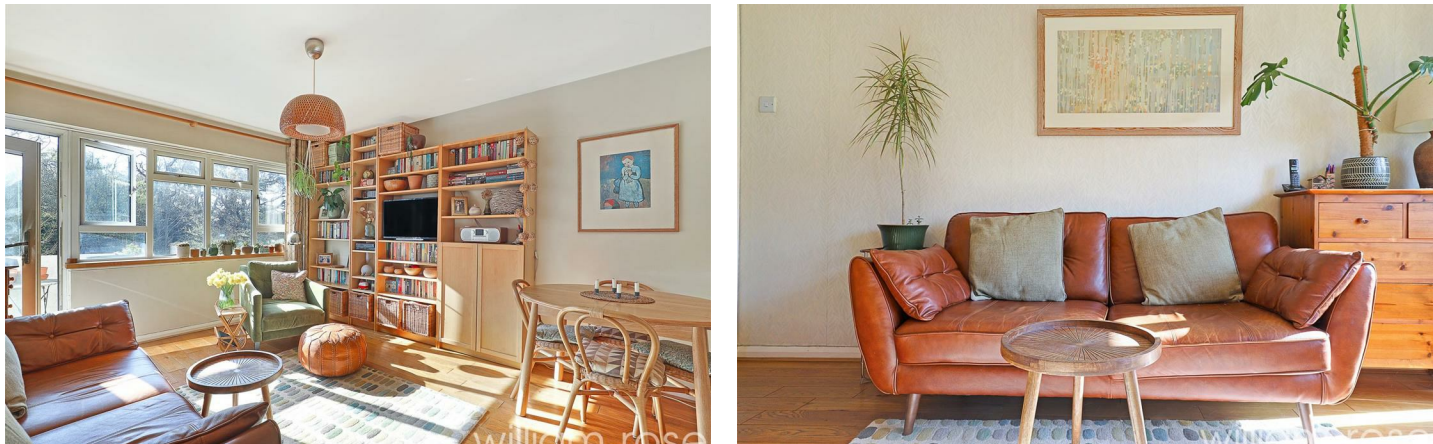
# Montalt House Montalt Road, Woodford Green IG8

NTN

Located in the exclusive private residential complex of Montalt House, this beautifully presented two-bedroom apartment offers a perfect blend of modern living and scenic surroundings. Ideally situated for Epping Forest and Higham's Park, this home is ideal for those seeking a tranquil yet well-connected location. With contemporary interiors, well-proportioned living spaces, a private balcony, and an en-bloc garage, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Additionally, the apartment is share of freehold, adding to its appeal and long-term value.



Council Tax Band: C



Upon entering the apartment, you are welcomed by a spacious hallway that leads to all principal rooms. The bright and airy reception room provides a comfortable living and dining space, with large windows allowing plenty of natural light to flow through. The modern kitchen is well-equipped with sleek cabinetry, ample storage, and integrated appliances, making it an ideal space for cooking and entertaining. Both bedrooms are generously sized, offering plenty of space for wardrobes and additional furnishings. The stylish bathroom, complete with contemporary fittings and a bath with an overhead shower, adds to the apartment's high-quality finish. The private balcony provides a perfect outdoor retreat, ideal for relaxing or enjoying a morning coffee.

guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Montalt House is a highly sought-after private residential complex, offering residents a peaceful environment while remaining well-connected to key amenities. The property is perfectly positioned for nature lovers, with Epping Forest and Higham's Park just a short walk away, providing excellent walking, cycling, and outdoor leisure opportunities. For commuters, nearby transport links include Higham's Park Station, offering regular Overground services to London Liverpool Street, and convenient access to the North Circular (A406) for those travelling by car. The local area also boasts a range of shops, cafes, and restaurants, making it an attractive location for a variety of lifestyles.

## Property Information / Disclaimer

Share of Freehold  
Lease Length: 955 years remaining  
Service Charge: £2340 per annum  
Ground Rent: £0 per annum

EPC Rating: tbc  
Council Tax Band: C (Waltham Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for