

Directions

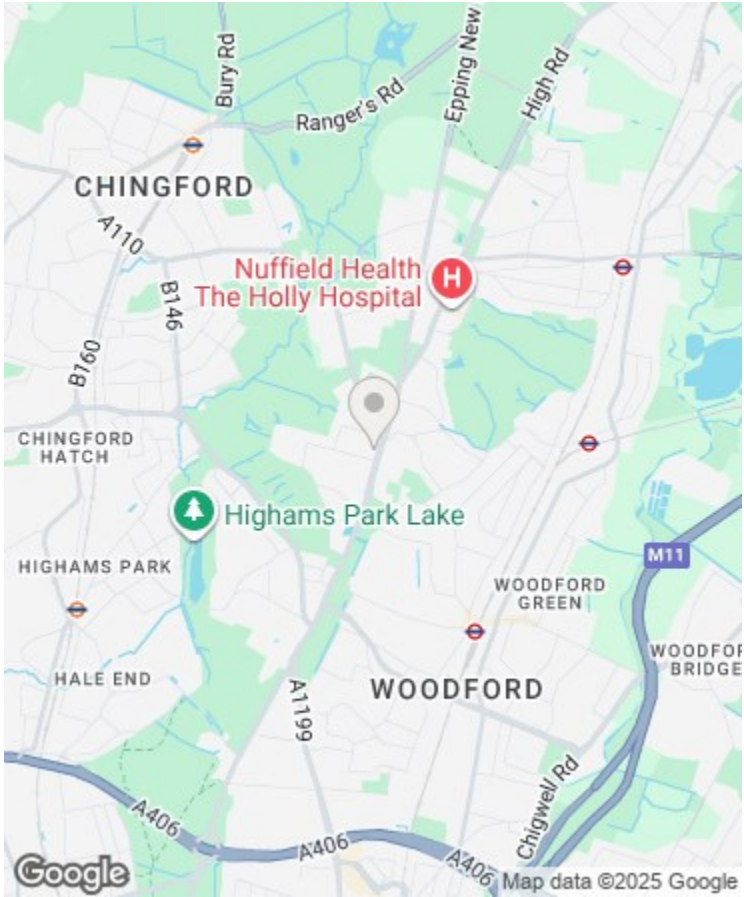
Viewings

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

EPC Rating

C

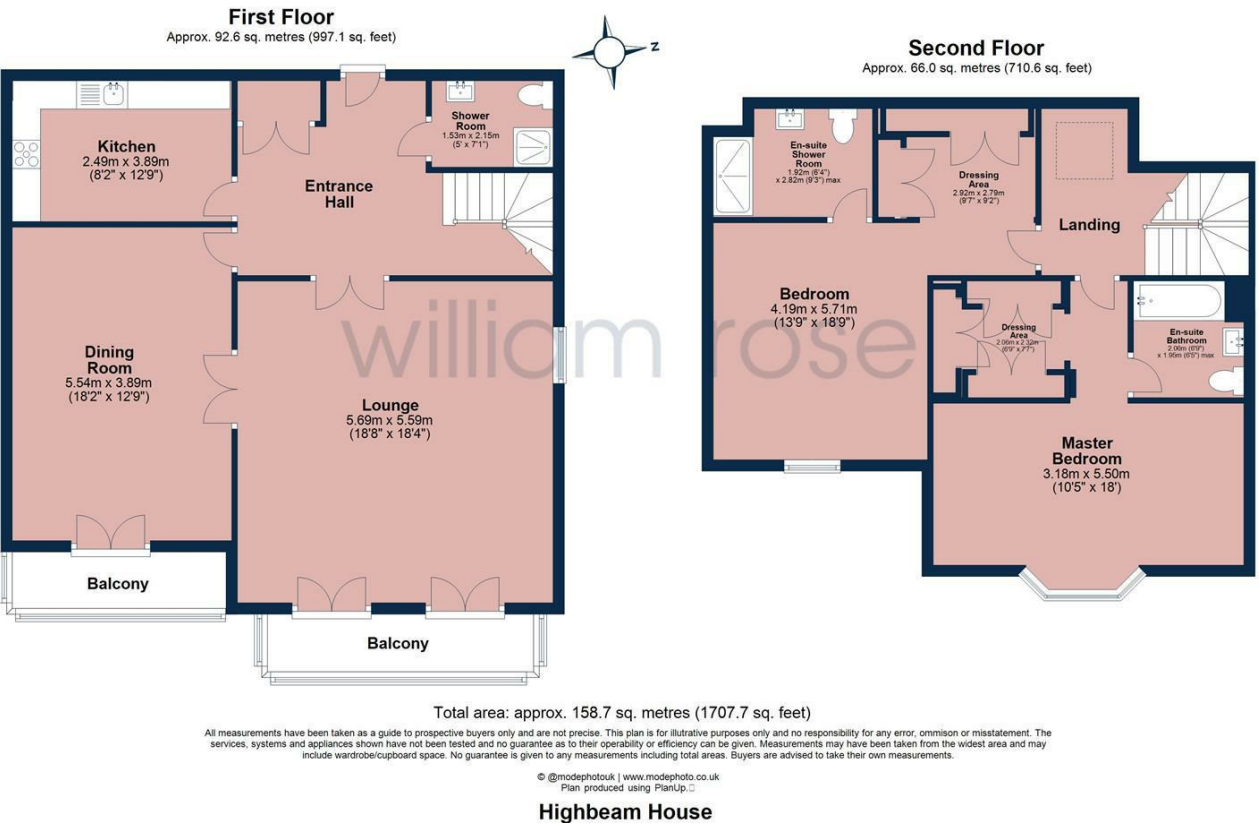
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Flat 10, 581, Highbeam House High Road, Woodford Green, IG8 ORD

Offers Over £800,000

- Two bedroom split level duplex
- Refurbished
- Two en suite modern bathrooms
- Lift access
- Spacious open plan living space
- Two private balconies
- Gated development with secure underground parking
- Chain free
- Beautifully maintained communal garden
- Walking distance to Epping Forest, Amenities and Schools



Flat 10, 581, Highbeam House High Road, Woodford

Green ICO ADD

Located within the highly desired private development of Highbeam House in Woodford Green, this superb two-bedroom split level apartment offers modern, spacious living with excellent specifications throughout. Built in 2014 by renowned developers Galliard Homes, the building sits on the historical site of Sylvia Pankhurst’s former residence, blending contemporary design with rich local heritage.

 2

 2

 2

 C

Council Tax Band: G



Upon entering this beautifully refurbished split-level duplex apartment, you're welcomed into a bright and spacious first-floor home that seamlessly blends contemporary design with everyday functionality. The entrance opens onto a generous hallway, leading into an expansive open-plan reception, dining, and kitchen area. Bathed in natural light, the reception space provides direct access to the first of two private balconies — ideal for relaxing or entertaining outdoors.

The modern kitchen is thoughtfully designed with premium integrated appliances, minimalist cabinetry, and stylish worktops, creating an elegant yet practical space for cooking and dining.

Upstairs, the apartment offers two exceptionally well-proportioned double bedrooms, each benefiting from its own luxurious en-suite bathroom and spacious walk-in wardrobe.

This home has been upgraded throughout with high-quality finishes. Additional features include secure underground parking for two vehicles, a private storage unit, and lift access to all floors including the parking level, ensuring maximum convenience.

Residents of this exclusive development benefit from access to beautifully maintained communal gardens — peaceful green spaces ideal for unwinding after a busy day. The gated development offers excellent security with a video entry system and a set-back location from the High Road, ensuring privacy and peace of mind.

Highbeam House enjoys a prime position in Woodford Green, combining suburban calm with excellent transport links. Woodford and South Woodford Underground stations (Central Line) are easily accessible, providing swift connections to Central London. The area is renowned for its outstanding schools, nurseries, and a rich selection of local amenities including cafés, independent boutiques, restaurants, and supermarkets. Nearby green spaces such as Epping Forest, Knighton Wood, and Roding Valley Park offer ample opportunity for outdoor leisure and recreation.

With its modern upgrades, dual-level layout, two

private balconies, and enviable location, this stylish duplex apartment offers a rare opportunity to secure a contemporary home in one of Woodford Green’s most desirable developments.

Property Information / Disclaimer

SHARE OF FREEHOLD
Lease Length: 987 years remaining
Service Charge: £5150.70
Ground Rent: £0

EPC Rating: C
Council Tax Band: G

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 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.