

Directions

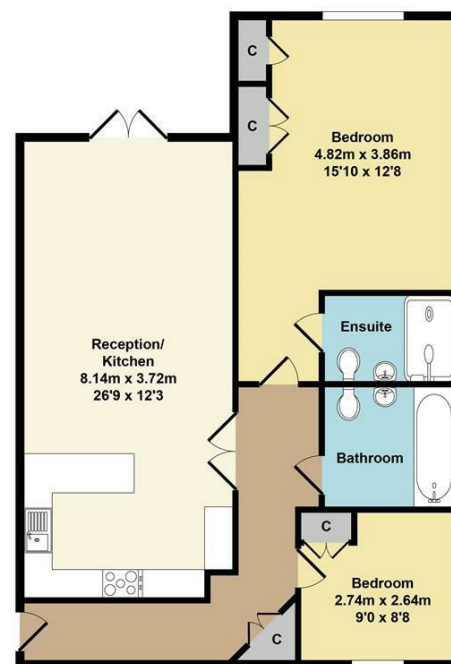
Viewings

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

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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		



Ground Floor
Approx. Floor
Area 79.50 Sq.M.
(856 Sq.Ft.)



Total Approx. Floor Area 79.50 Sq.M. (856 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



1 Highbeam, 581 High Road, Woodford Green, IG8 ORD

£2,400 PCM

- 2 bedroom furnished apartment
- Underground parking
- Lounge with access to patio
- Available now
- Comfort cooling
- Gated development
- En suite to master
- Lift access
- Beautiful communal gardens
- Luxury fitted kitchen

1 Highbeam, Woodford Green IG8 0RD

This furnished two bedroom apartment located in a private gated development is set in beautiful landscaped gardens. The luxury apartment offers gated underground parking, lift access and a well presented property. Close to Epping Forest, Woodford amenities and Central Line station.

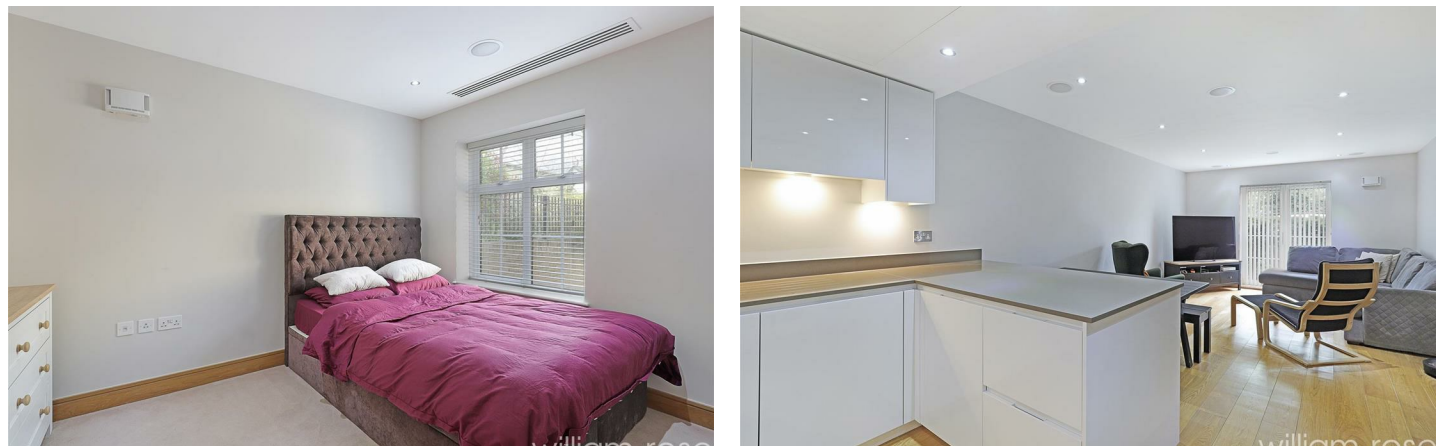
 2

 2

 1

 B

Council Tax Band: F



Located within an enchanting development and in close proximity to Woodford Green's vibrant amenities, this exquisite ground floor apartment boasts a meticulously crafted interior. Featuring a welcoming reception room with access to a charming patio area, a fully equipped SMEG kitchen, a lavish master bedroom complete with an en-suite bathroom, a generously sized second bedroom, a main bathroom, and a hallway offering ample storage space.

Highbeam House stands as an epitome of exclusivity within a private gated enclave, surrounded by impeccably landscaped grounds and gardens. Surrounded by acres of idyllic parkland and the verdant expanse of Woodford Golf Course and Epping Forest, this residence offers a serene retreat from the bustling city.

Crafted to the highest contemporary standards, this sophisticated property epitomizes luxury living. The development features comprehensive security amenities including gated access, a lift servicing all floors, secure underground parking, and video entryphone security. Residents of Highbeam House are treated to the opulent experience of extensive landscaped gardens, adding to the prestigious ambiance of the development.

Situated just off Woodford High Road, this development offers convenient access to Woodford Station, providing seamless connectivity to central London. Easy routes out of town are also within reach, with swift access to the A406 North Circular, M11, and M25 motorway, ensuring effortless travel to various destinations.

Redbridge Council Tax Band - F
EPC - B
Leasehold

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