

elliott  james

P R I M E R E S I D E N T I A L

P R E S E N T S

The Broadway, Loughton



elliott | J james

HOME RESIDENTIAL

The Broadway, Loughton

“ CHAIN-FREE - PRIME LOCATION

This well-presented apartment offers a comfortable and practical living space with a modern design and quality finish throughout. The open-plan layout creates a bright and welcoming atmosphere, making it an ideal setting for everyday living.

The balcony extends your living space outdoors, providing the perfect spot to relax, unwind, or entertain while enjoying the views. Inside, the kitchen is sleek and fully equipped with integrated fittings, complementing the living area and well-proportioned bedrooms.

Security and peace of mind come as standard, with a secure entry system, passenger lift, and allocated parking. And with the property offered chain free, the buying process is streamlined for your convenience.

Located just a couple of minutes' walk from a Central Line station, this apartment is ideal for professionals or anyone seeking a stylish and secure home with excellent transport links. Combining modern design with prime positioning, it's a rare opportunity not to be missed.

”

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.



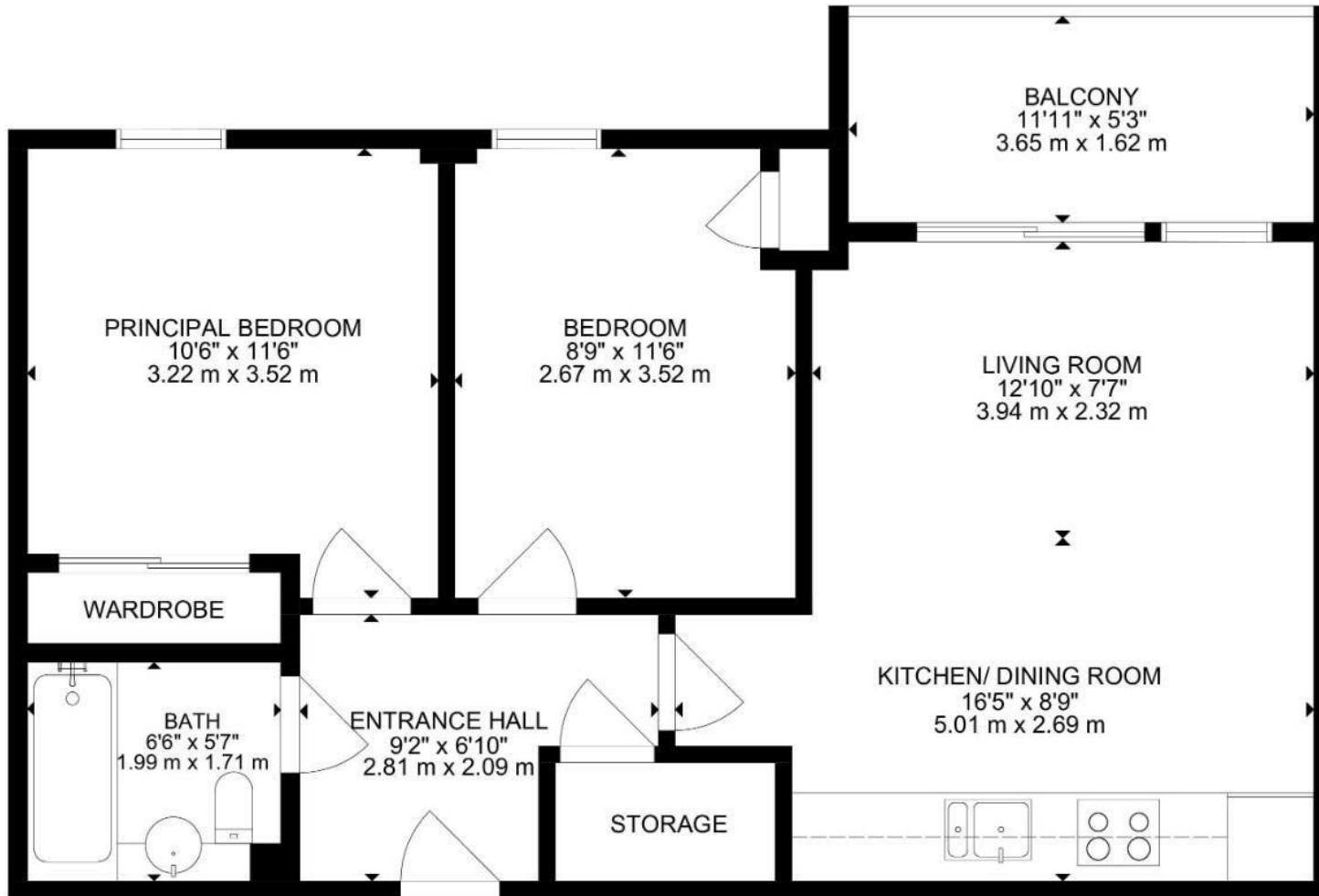
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

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Sqft 592 SQFT	Type Apartment - Fourth Floor	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band C

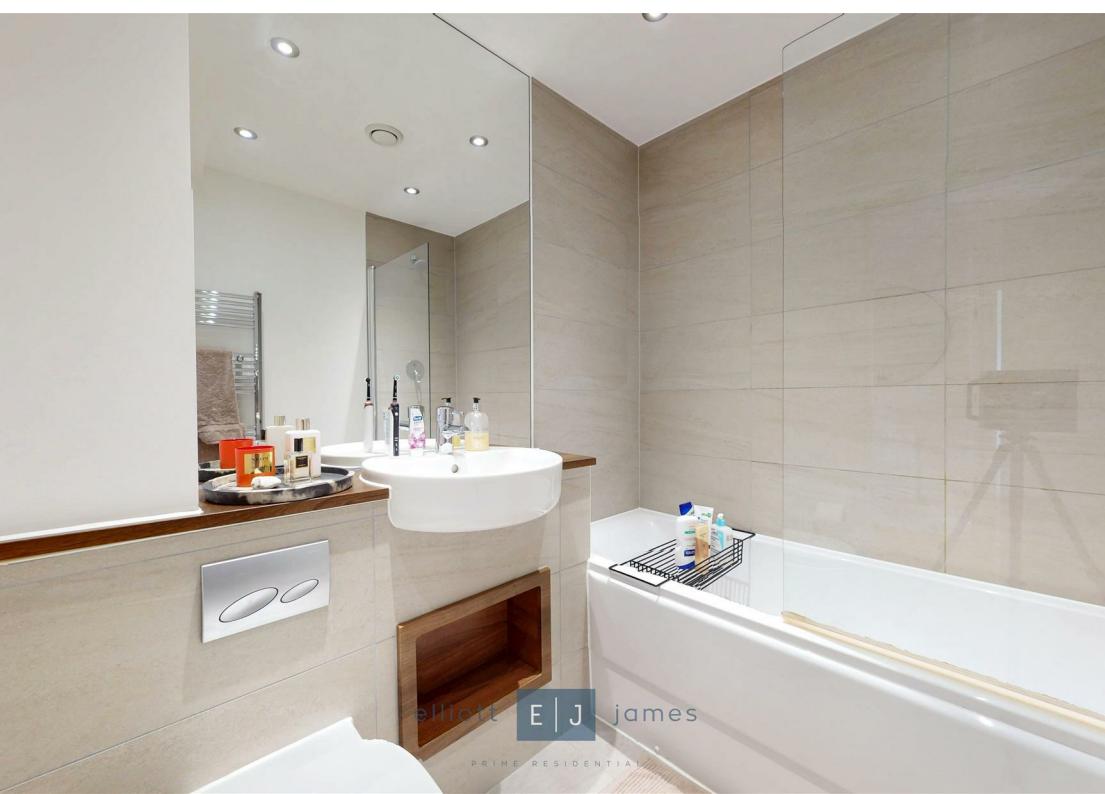
PLANS



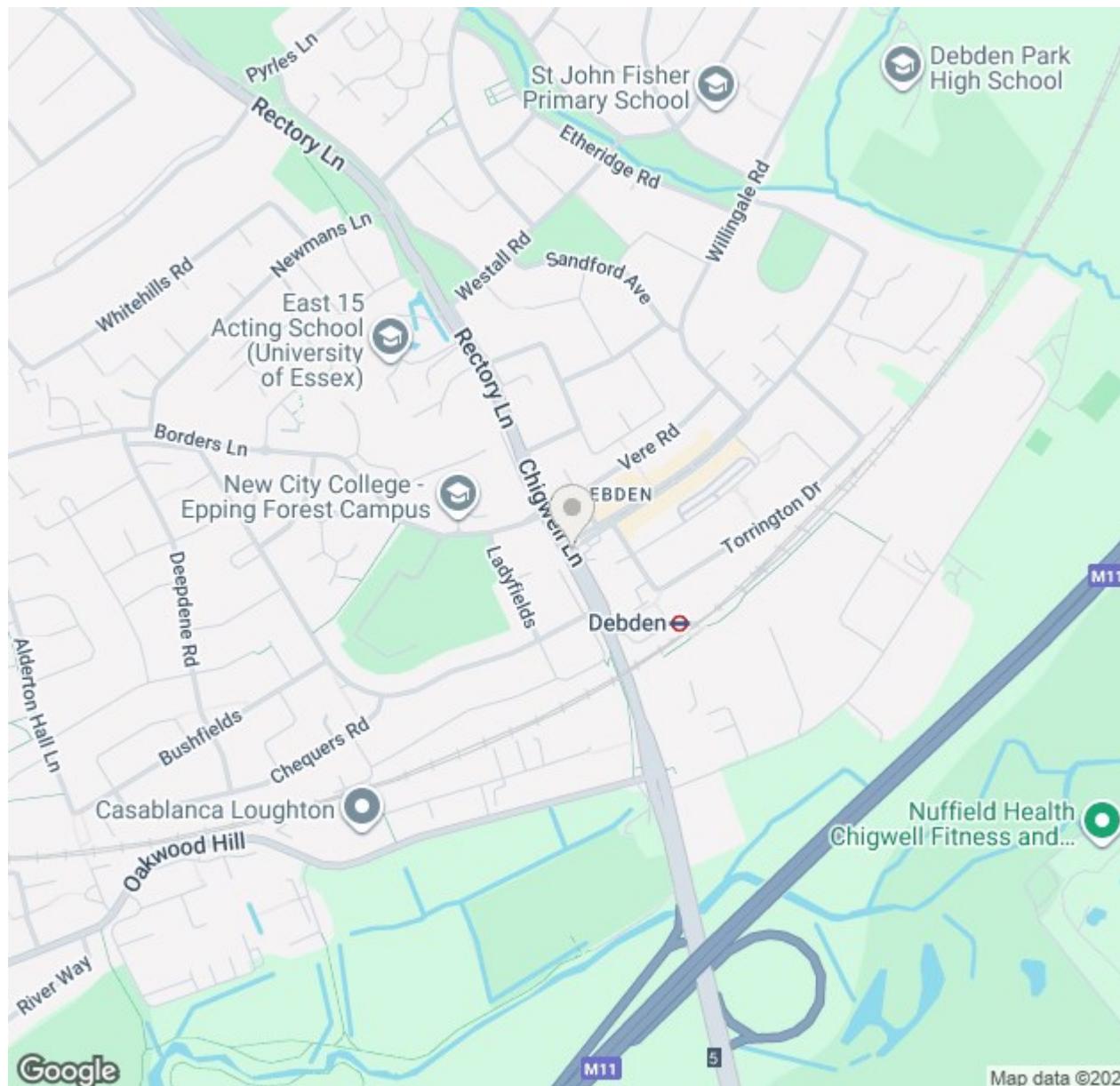
GROSS INTERNAL AREA

MAIN FLOOR: 55 m², 592 SQ FT, EXCLUDED AREAS: BALCONY: 5 m², 53 SQ FT
TOTAL: 55 m², 592 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		
EU Directive 2002/91/EC	D	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC	D	



165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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