



Whitehall Road, Woodford Green, IG8

BUTLER & STAG



Guide Price £825,000-£850,000.
A truly stunning two bedroom/two bathroom penthouse in arguably one of West Essex's finest & most prestigious developments.

Leasehold

Offering a blend of luxury living alongside an abundance of personalised fittings throughout, the current occupiers have left no stone unturned. Spanning an impressive 1361 sq ft including a private secluded roof terrace extending to 49 ft in length with glorious far reaching views into Epping Forest. The terrace also holds outside electrics and plumbing for hot tub/water features/lighting.

Internally, solid wood flooring runs through various rooms the apartment with Wiser smart underfloor heating to all areas. The heartbeat of the home is the impressive open plan lounge/kitchen/diner with bi-folding doors allowing free flowing access onto the private terrace. The Poggenpohl kitchen features quartz stone worktops with Siemens/Bosch integrated appliances, power assisted soft closing drawers & a Quooker boiling/cold water flex tap.

Both bedrooms are accompanied with en-suite bathrooms with Villeroy & Boch sanitary ware/Hansgrohe taps. The master offers the added benefit of a separate free standing shower and inbuilt television to the bath. Bespoke fitted wardrobes are also held in both bedrooms. An additional w/c is located off the main hallway.

Of particular note, several features of the apartment are operated by smart controlled voice activation such as the lighting/blinds for the living room, air conditioning & hot water/underfloor heating system.

Amongst all of the wow factors this penthouse apartment holds, the communal areas are equally as impressive with a picturesque private garden with seating plus access to the buildings very own swimming pool/sauna & gym with shower/changing facilities in the lower ground level. There's also the luxury of having two allocated underground gated parking spaces. Woodford Golf club sits only a two minute walk away as does direct access into Epping Forest.



- Immaculate Penthouse Apartment
- Two Bedroom/Two En-Suite Bathrooms
- Open Plan Lounge/Kitchen/Diner
- Underfloor Heating/Air Conditioning
- Private Roof Terrace Area
- Onsite Pool/Sauna/Gym Facilities
- Gated Underground Parking For Two Vehicles
- Stunning Communal Grounds
- Lift Access To All floors
- Chain Free





Eton Heights, IG8

Approx. Gross Internal Area(Including Balcony) 1361 Sq Ft - 126.44 Sq M
Approx. Gross Internal Area(Excluding Balcony) 1003 Sq Ft - 93.18 Sq M

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Third Floor

Floor Area 1003 Sq Ft - 93.18 Sq M

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.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk