



CHURCHILL
estates

Luctons Close, Loughton

Asking Price £450,000

Tenure: Leasehold

Floor Area: 761.00 sq ft


Local Authority: Epping Forest

Council Tax Band: E

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



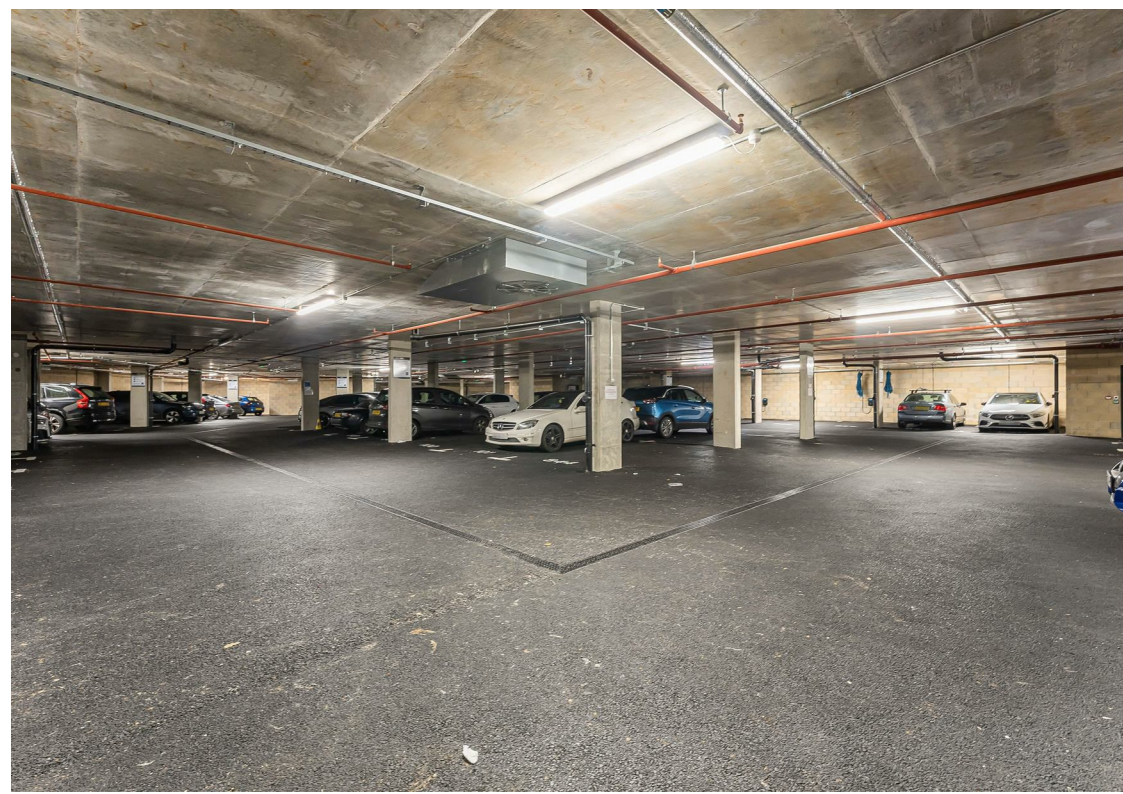




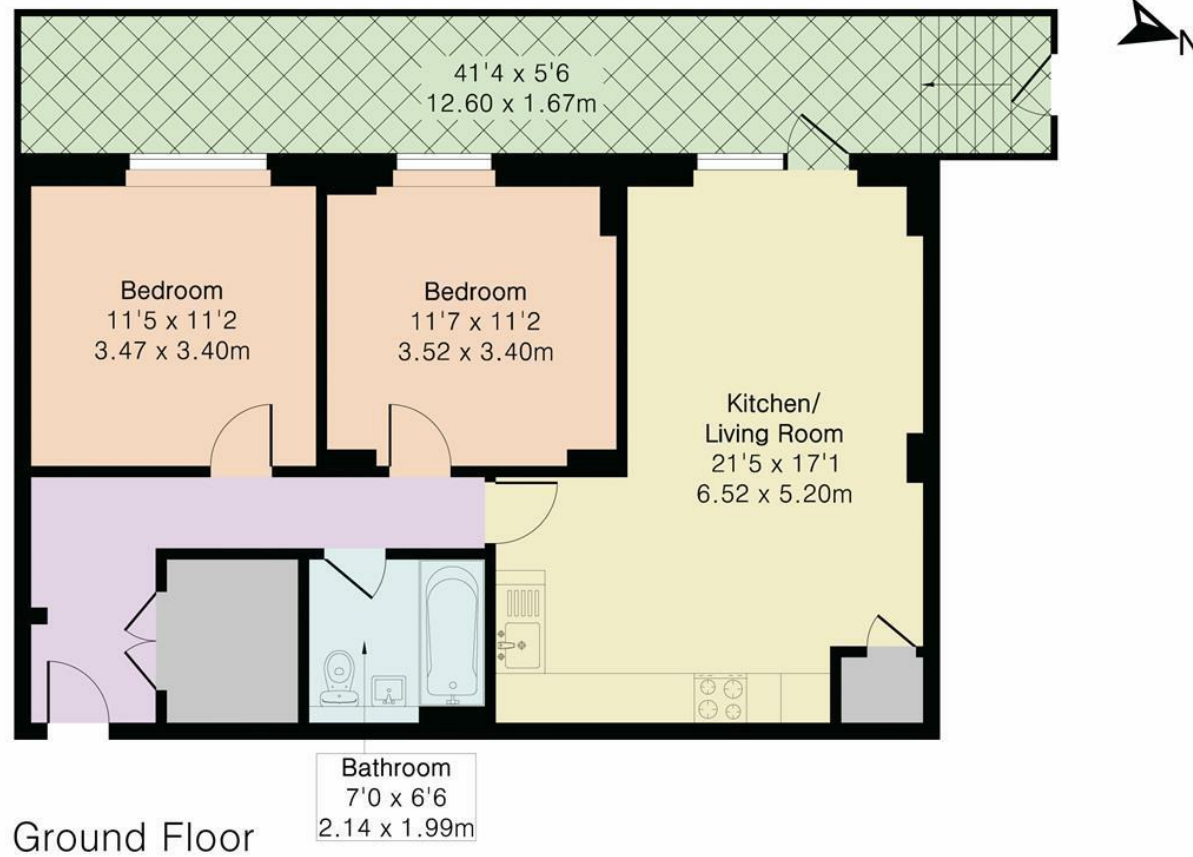
At the heart of this home is a beautifully designed open-plan kitchen and living area, perfectly suited to both relaxed day-to-day living and elegant entertaining. The kitchen is finished to a high specification, featuring sleek integrated appliances, contemporary cabinetry and generous storage throughout. The accommodation is further enhanced by two double bedrooms, a luxurious family bathroom with modern fittings and a large airing cupboard in the hallway, providing discreet and practical storage. Externally, the property benefits from a private patio area, creating a peaceful outdoor extension to the living space. Additional features include secure, allocated parking and access to beautifully landscaped and meticulously maintained communal gardens. Ideally positioned within walking distance of local amenities and the Central Line station, this exceptional apartment offers a perfect balance of style, comfort and connectivity—making it an ideal choice for discerning buyers.

Lease: 997 Years remaining | Service charge: £2756 Per annum | Ground rent: Peppercorn





Approximate Gross Internal Area 761 sq ft - 71 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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