



## Chigwell Road, London, E18 1FF

Guide Price £425,000

- Two bedroom penthouse apartment
- Open plan kitchen/living/dining room
- Modern family bathroom
- Secure entry system, close to South Woodford Central Line, A406 & M11
- Offered Chain Free
- Spacious wrap around balcony
- Allocated parking for one car
- Service charge £2544pa, Ground rent £364.72 Lease 111yrs

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Guide Price £425,000 - £450,000

Nestled in the desirable area of Chigwell Road, London, this stunning "chain free" penthouse flat which is one of only two within the development and the first to become available since the development was completed. Offering a perfect blend of modern living and comfort and spanning an impressive 764 square feet, this property is designed to cater to the needs of contemporary lifestyles.

Upon entering, you are greeted by a large hallway giving access to a spacious open plan kitchen/living/dining room that serves as the heart of the home, ideal for both relaxation and entertaining guests. The bespoke fitted kitchen flat boasts complete with integrated appliances, ample storage and worksurfaces. Two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, ensuring convenience and style.

Built in 2014, this penthouse flat benefits from modern construction standards, offering energy efficiency and contemporary finishes throughout and a large wrap around balcony which is a stand out feature. The property is situated in a vibrant neighborhood, with easy access to local amenities, transport links, and green spaces, making it an excellent choice for those seeking a balanced urban lifestyle.

This penthouse flat is not just a place to live; it is a sanctuary that combines elegance with practicality. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to own a piece of London living. Do not miss the chance to make this exceptional flat your new home.



Council Tax Band: D



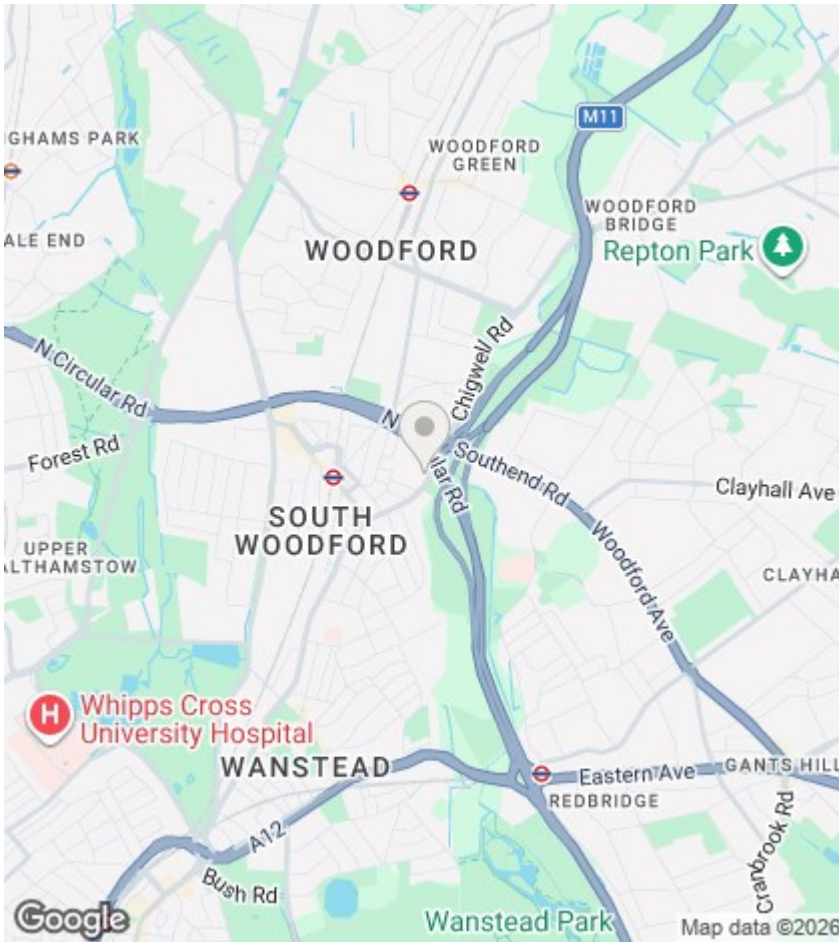
Kitchen/Living/Dining  
4.14m x 8.56m (13'7" x 28'1")

Bedroom 1  
3.25m x 3.61m (10'8" x 11'10" )

Bedroom 2  
2.51m x 3.61m (8'3" x 11'10" )

Bathroom  
2.13m x 3.20m (7" x 10'6")

Balcony  
4.78m x 11.99m (15'8" x 39'4")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating

C

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

**Fourth Floor**

Approx. 72.0 sq. metres (775.2 sq. feet)

