



## Manor Road, Chigwell, IG7 5QP

£2,750 PCM

- TWO BEDROOM APARTMENT
- BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE TERRACES & BALCONIES
- ONE WEEK HOLDING DEPOSIT £669.23 FIVE WEEK SECURITY DEPOSIT £3346.15
- SECURE GATED DEVELOPMENT, ELECTRIC CHARGER POINTS & PARKING
- UNDERFLOOR HEATED HERRINGBONE OAK FLOORING THROUGHOUT
- LANDSCAPED COMMUNAL GARDENS

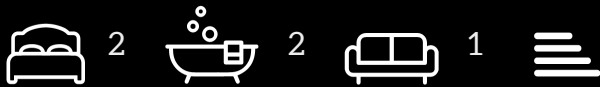
# Manor Road, Chigwell, IG7 5QP

Caplen Estates welcomes to the market this stylish two bedroom first floor apartment which is situated within Magnolia House, Manor Road Chigwell, within close proximity to transport links, Chigwell Private member Golf course and Gym facilities nearby. Available April 2026.

This exceptional property boasts modern features and a high specification throughout. When entering the property via secure entry system you are met by a spacious entrance hall with \*walnut, oak\* herringbone wood flooring which leads through in to an open plan kitchen/dining/living room. The bespoke fitted kitchen boasts ample storage, quartz worktops with breakfast bar, integrated AEG appliances and wine cooler. The open plan living space offers multiple electric point, tv/media points and doors leading to a private balcony.

The main bedroom is complete with fitted wardrobes and a stylish fully tiled ensuite shower room. The second bedroom offers fitted wardrobes and further ensuite shower room. Additionally the property offers a separate w/c, underfloor heating throughout, fast broadband, electric charger points, communal gardens and is available to view.

Call our lettings team on 0203 937 7733 to arrange a viewing.



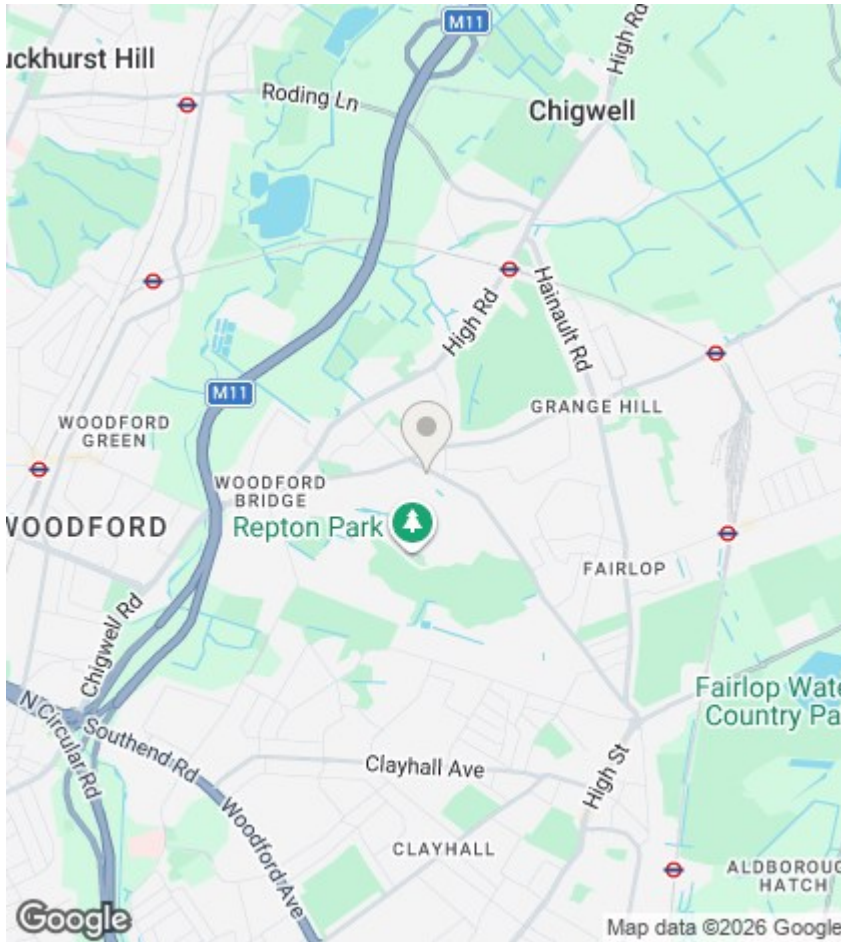
Council Tax Band: B



Reception Dining Living  
7.52 x 5.97 (7.51 x 5.96) (24'8" x 19'7")

Bedroom 1  
5.36 x 2.97 (17'7" x 9'9")

Bedroom 2  
5.36 x 2.84 (17'7" x 9'4")



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>		
(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

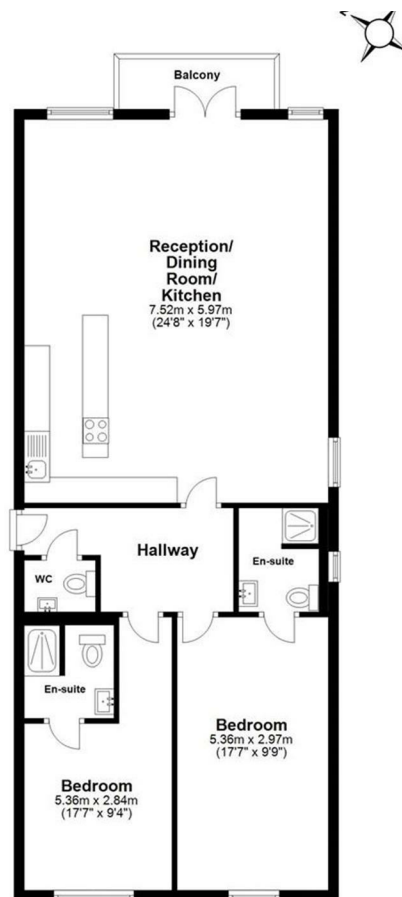
Council Tax Band

B

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.



Total area: approx. 90.1 sq. metres (969.8 sq. feet)

For illustration purposes only.