



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

P R E S E N T S

Montgomerie Court, Chingford



## Montgomerie Court, Chingford



Elliott James Prime Residential are proud to present this outstanding two bedroom, two bathroom penthouse apartment with phenomenal uninterrupted panoramic views of Chingford Golf Course. Developed by Higgins in 2007 Montgomerie Court is located on one of the most sought-after locations in Chingford. Within walking distance to local shops, amenities and just 0.3 miles from Chingford main line station.

Internally, this stylishly designed apartment comprises of inner lobby, hallway, open plan luxury Urban Myth fitted kitchen with Siemens appliances, dining area, living area which leads onto a full width terrace, two double bedrooms; one with en-suite bathroom and the other with a walk in wardrobe both benefitting from their own individual southerly aspect roof terrace. There is also a shower room and various storage cupboards.

Further benefits include secure gated allocated parking, solar paneling to help reduce energy costs, video entry phone system and lift to all floors.



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Sqft 968	Type Apartment - Penthouse	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band Band D



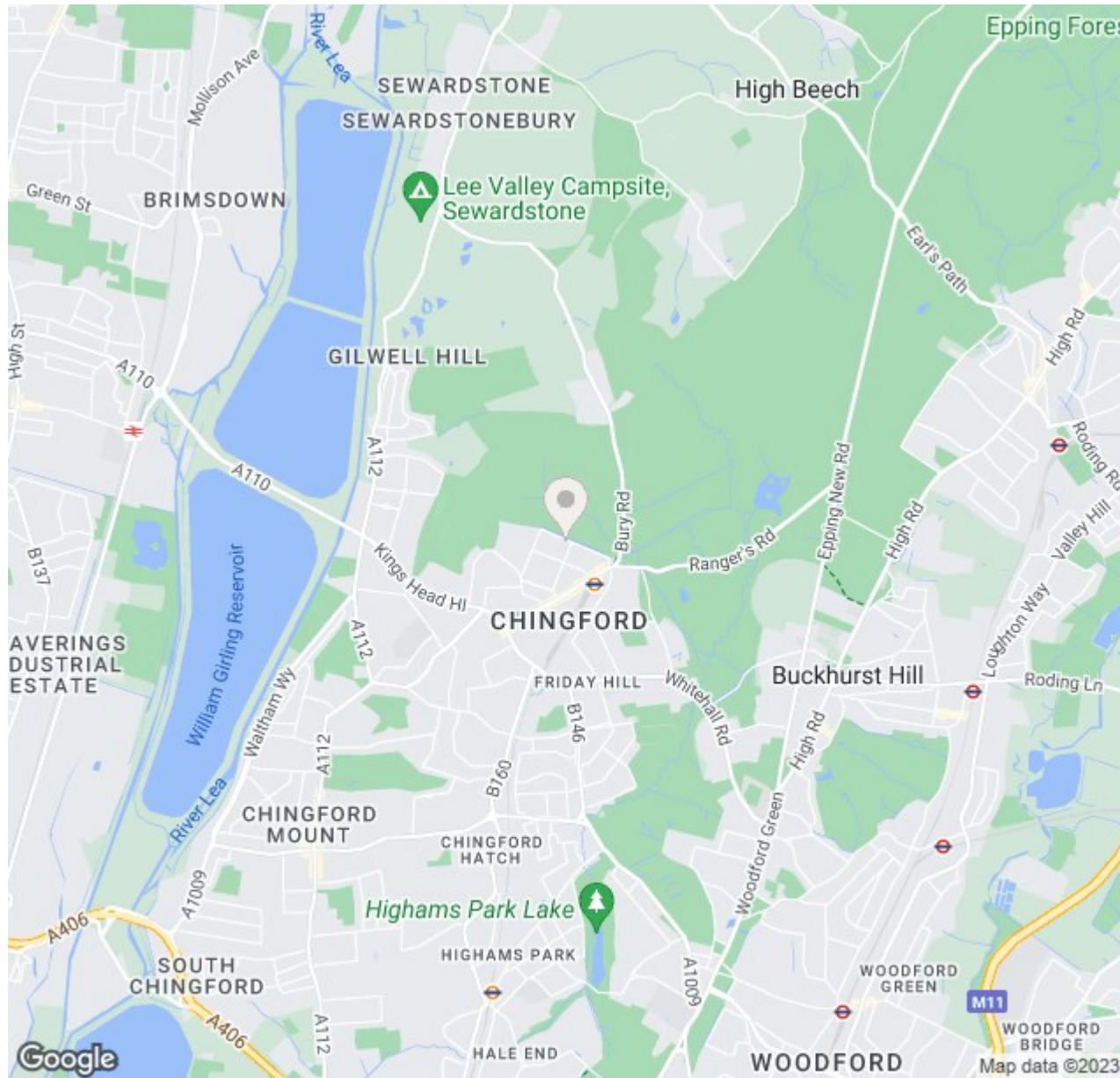








# MAP & EPC



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		
	74	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	64	64
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 968 sq ft  
TOTAL: 968 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

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