



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 Lodge, High Road, Chigwell



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Montgomerie Lodge is a state-of-the-art development located on the edge of Chigwell Golf Course. Designed over three floors with a lift to each floor and comprising of four two and three bedroom luxury open - plan apartments all with outdoor space and beautiful panoramic golf course views.

Flat 3, Montgomerie Lodge is located on the first floor boasts an expansive living area of 1366 sq ft and includes entrance lobby, en-suite master bedroom, two further bedrooms, bathroom and central open- plan living /dining /kitchen space with glass doors to two balconies.

Completed to an exceptionally high standard with bespoke specifications to include underfloor heating, air conditioning units to the living rooms and master bedrooms, white Corian work surfaces, ZIP Celsius Cube hydro tap , Miele ovens, Neff integrated dishwashers, washer/dryer/ fridge/freezers, Caple wine coolers and many additional bespoke specifications to meet the expectations of today's discerning purchasers.

This apartment benefits from two dedicated parking bays with additional parking bays for visitors.



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Sqft

1366

Type

Apartment

Style

New Home

Bedrooms

3

Receptions

1

Bathrooms

2

Tenure

Leasehold

Local Authority

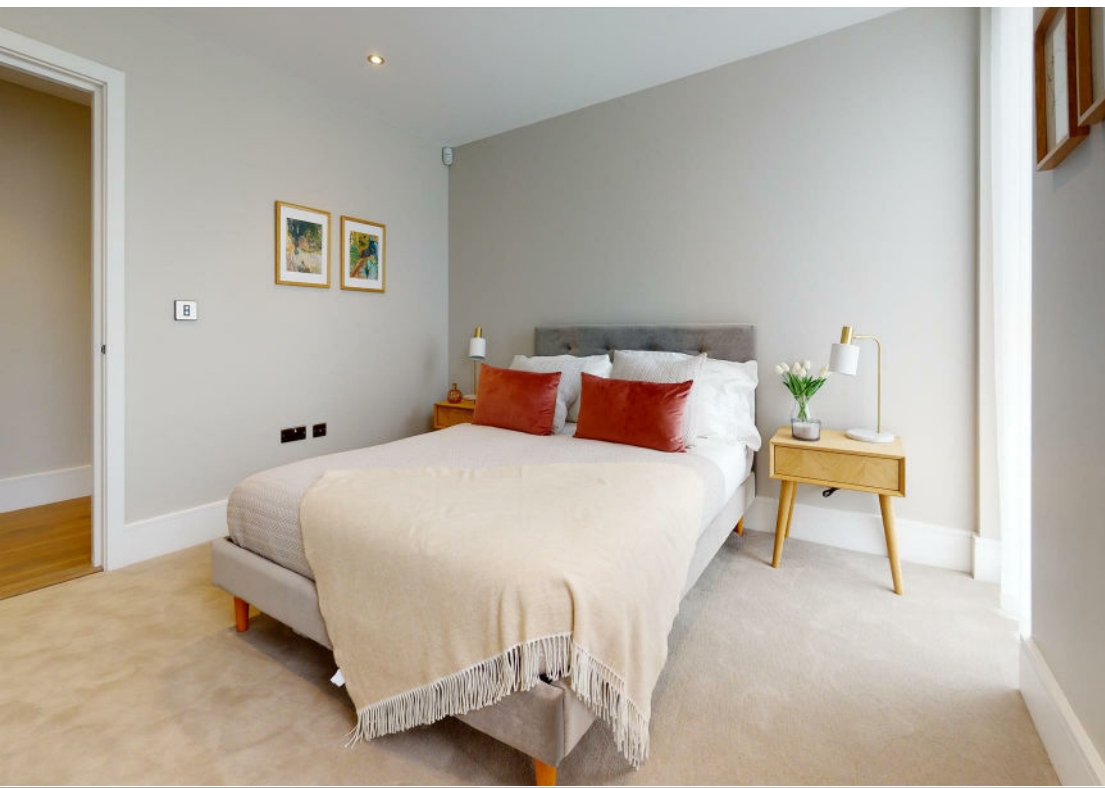
Epping Forest
District Council

Tax Band

H

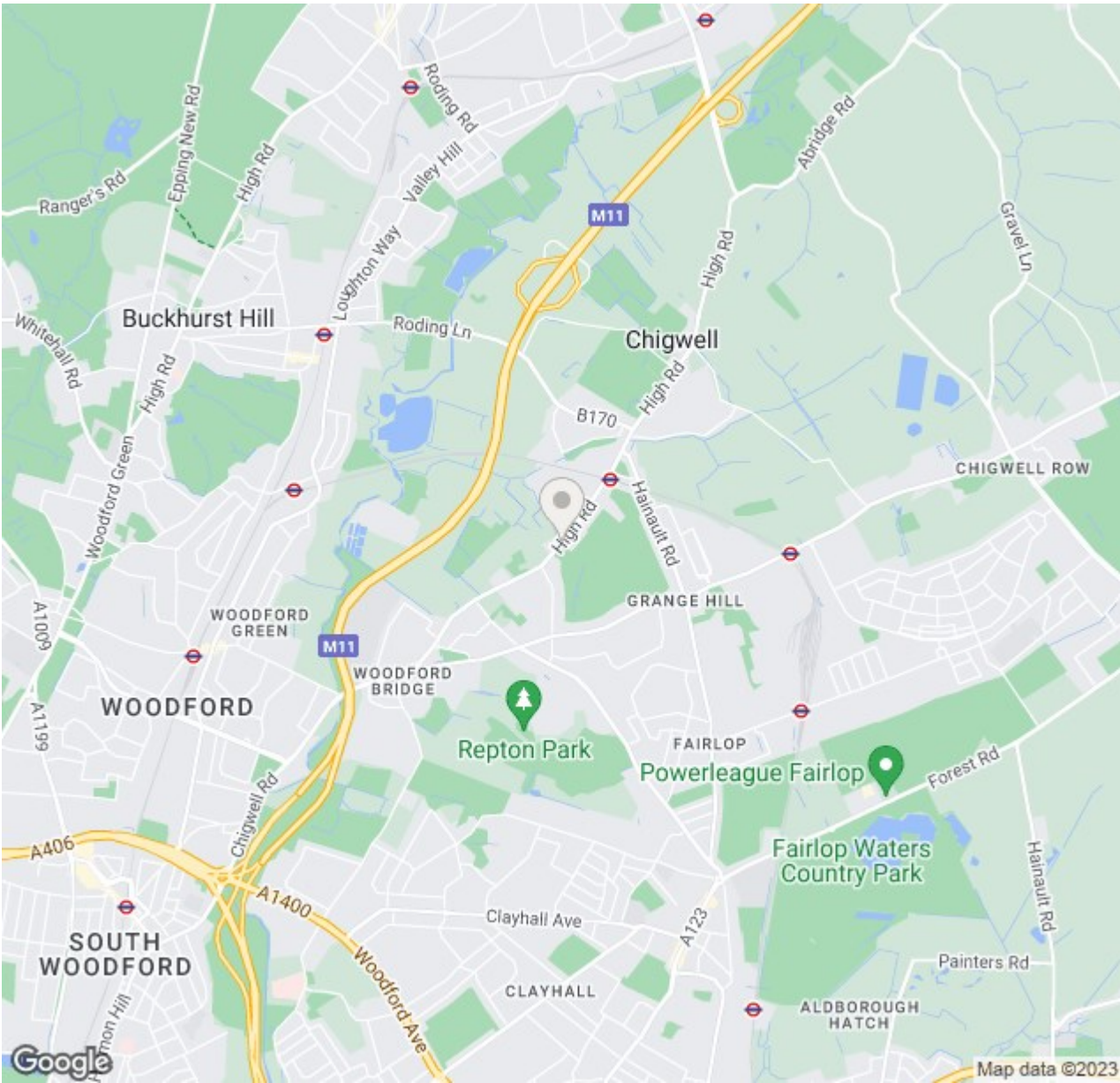








MAP & EPC

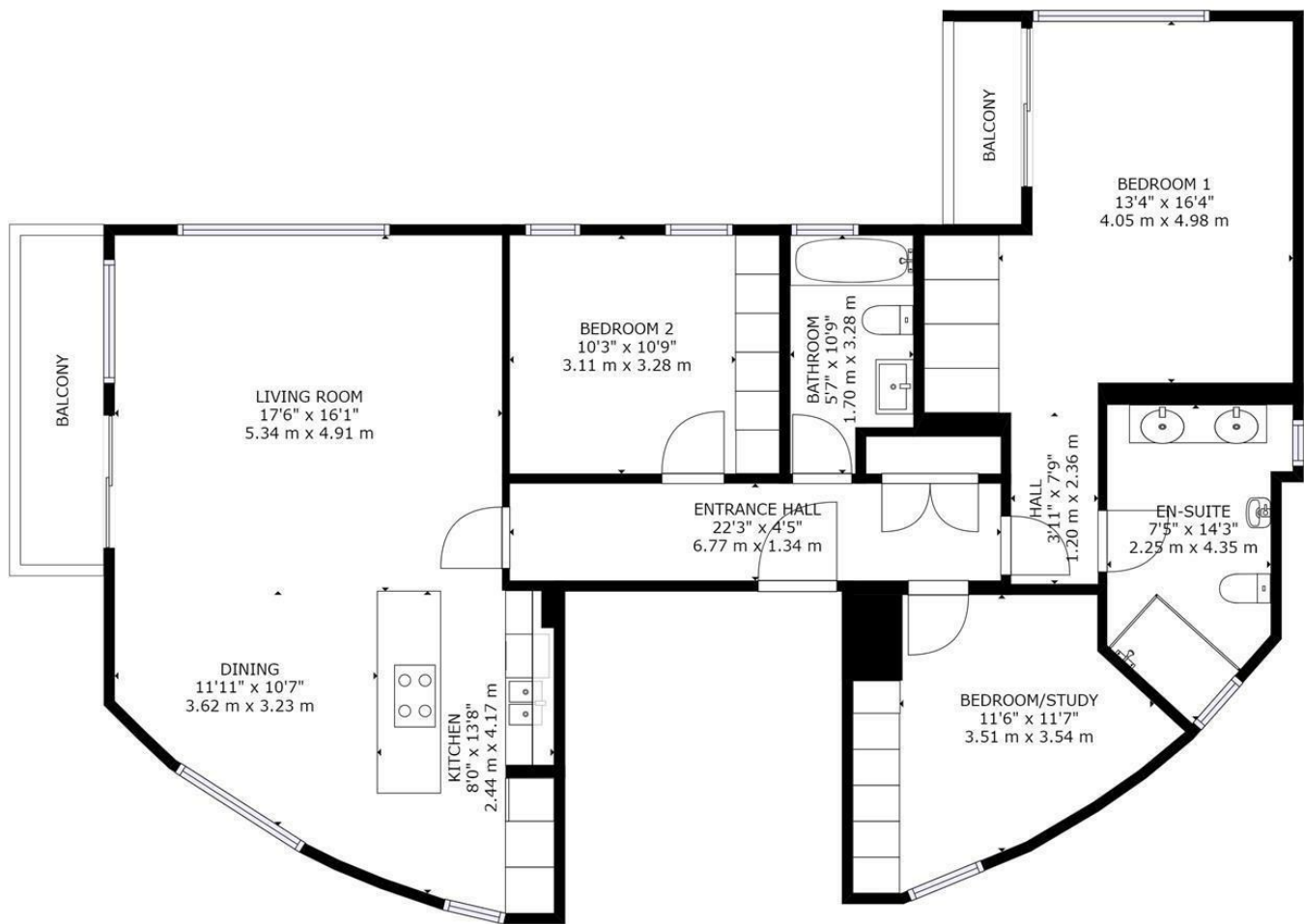


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PLANS



GROSS INTERNAL AREA
FLOOR 1: 1366 sq ft, 127 m²
TOTAL: 1366 sq ft, 127 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

elliott  james

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