



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

P R E S E N T S

Penthouse, Westwood House, High Road, Chigwell



# Penthouse, Westwood House, High Road,



Flat 5, Westwood House.

Westwood House stands apart from Montgomerie Lodge but shares the same panoramic views over Chigwell Golf Course. The interiors of Westwood House are a combination of old – school craft cutting -edge innovation with bespoke crafted fixtures and fittings and benefits from a lift to all floors.

The Penthouse apartment is the pinnacle of Westwood House, it boast an expansive 2135 sq ft living area including a spacious entrance lobby, three double bedrooms with master benefiting from walk in wardrobe, three en-suite bathrooms, and a central open plan living/dining/kitchen area, utility room and integral balconies.

Each apartment has been 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.

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



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With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

0208 0165 333

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|---------------------|--|-------------------|
| Sqft<br>2135        | Type<br>Apartment                                    | Style<br>New Home |
| Bedrooms<br>3       | Receptions<br>1                                      | Bathrooms<br>3    |
| Tenure<br>Leasehold | Local Authority<br>Epping Forest<br>District Council | Tax Band<br>TBC   |



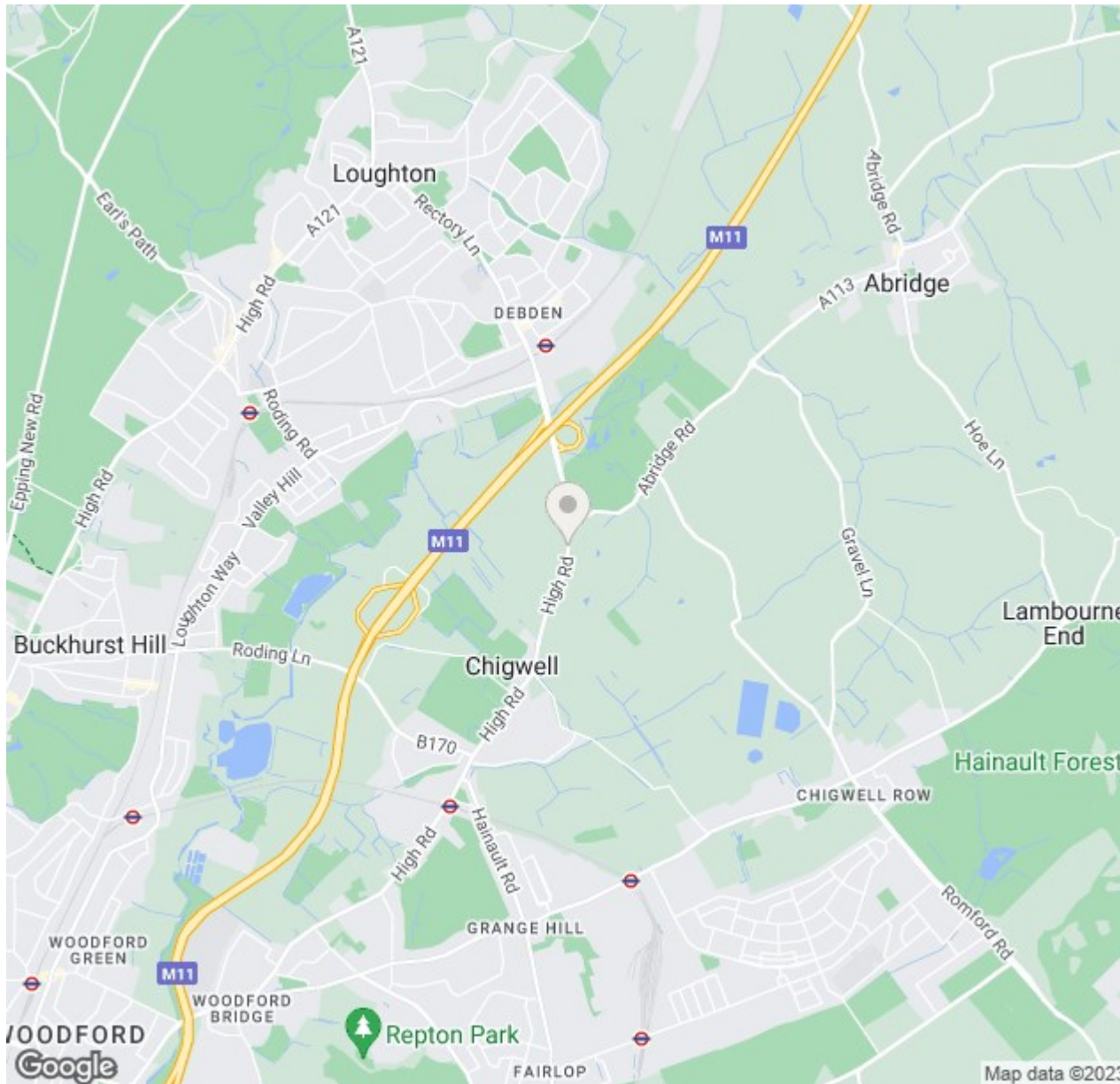








# MAP & EPC

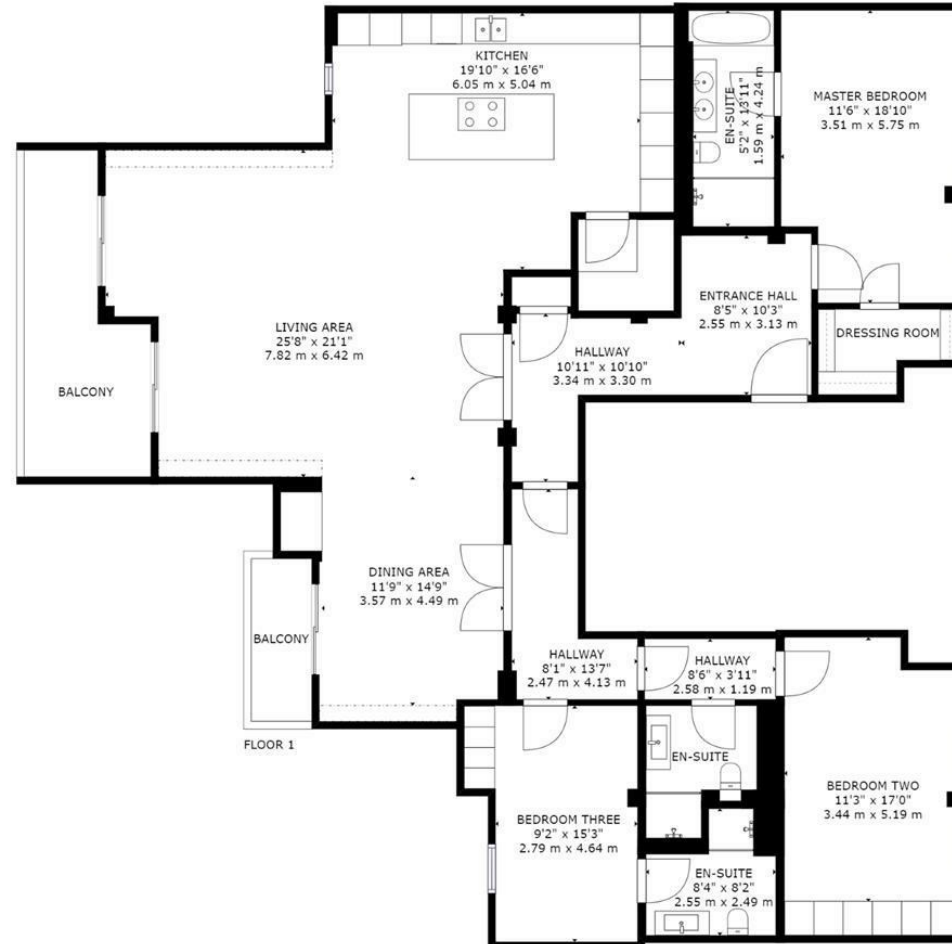


| Energy Efficiency Rating  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>  | 86                      | 86        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>  | 85                      | 85        |
| (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                       |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |



# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 2135 sq ft, 198 m<sup>2</sup>, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 36 sq ft, 3 m<sup>2</sup>  
TOTAL: 2135 sq ft, 198 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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