



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

P R E S E N T S

Westwood House & Montgomerie Lodge
Chigwell



Westwood House & Montgomerie Lodge, Chigwell,



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. The ground floor apartments offers entrance lobbies, en-suite master bedroom with dressing area, double bedroom, bathroom, central open-plan/dining/kitchen with glass doors, giving access to spacious outdoor terraces which are perfect for entertaining. The first floor apartment comprises an expansive living area of 1354 sq ft and includes entrance lobby, en-suite master bedroom, two double bedrooms, bathroom, central open-plan living/dining/kitchen space with glass doors onto two balconies. The Penthouse on the third floor boasts an expansive living area of 1354 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. Pricing starts from £880,000 - £1,400,000

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 two ground floor apartments each offer an entrance lobby, en-suite master bedroom, double bedroom, bathroom, utility, open plan living/dining/ kitchen area with doors giving access to outdoor terraces. The first floor apartments comprise of the same internal space as the ground floor apartments with access to individual balconies. The penthouse apartment located on the second floor boasts an expansive living area of 2047 sq ft, with entrance hall, en-suite master bedroom with dressing room, two further double en-suite bedrooms, and an open -plan living/dining/kitchen area with three integral balconies. Pricing starts from £875,000 - £1,640,000

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.

Please note the photos shown are that of Flat 4, Montgomerie Lodge priced at £1,400,000. The photos are reflective of the overall style and finish of each apartment in Westwood House and Montgomerie Lodge.



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.



Elliott Lawlor MNAEA & MARLA

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

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Sqft 943 - 2,047	Type Block of Apartments	Style New Home
Bedrooms 2 - 3	Receptions 1	Bathrooms 2 - 3
Tenure Leasehold	Local Authority Epping Forest District Council	Tax Band To be confirmed

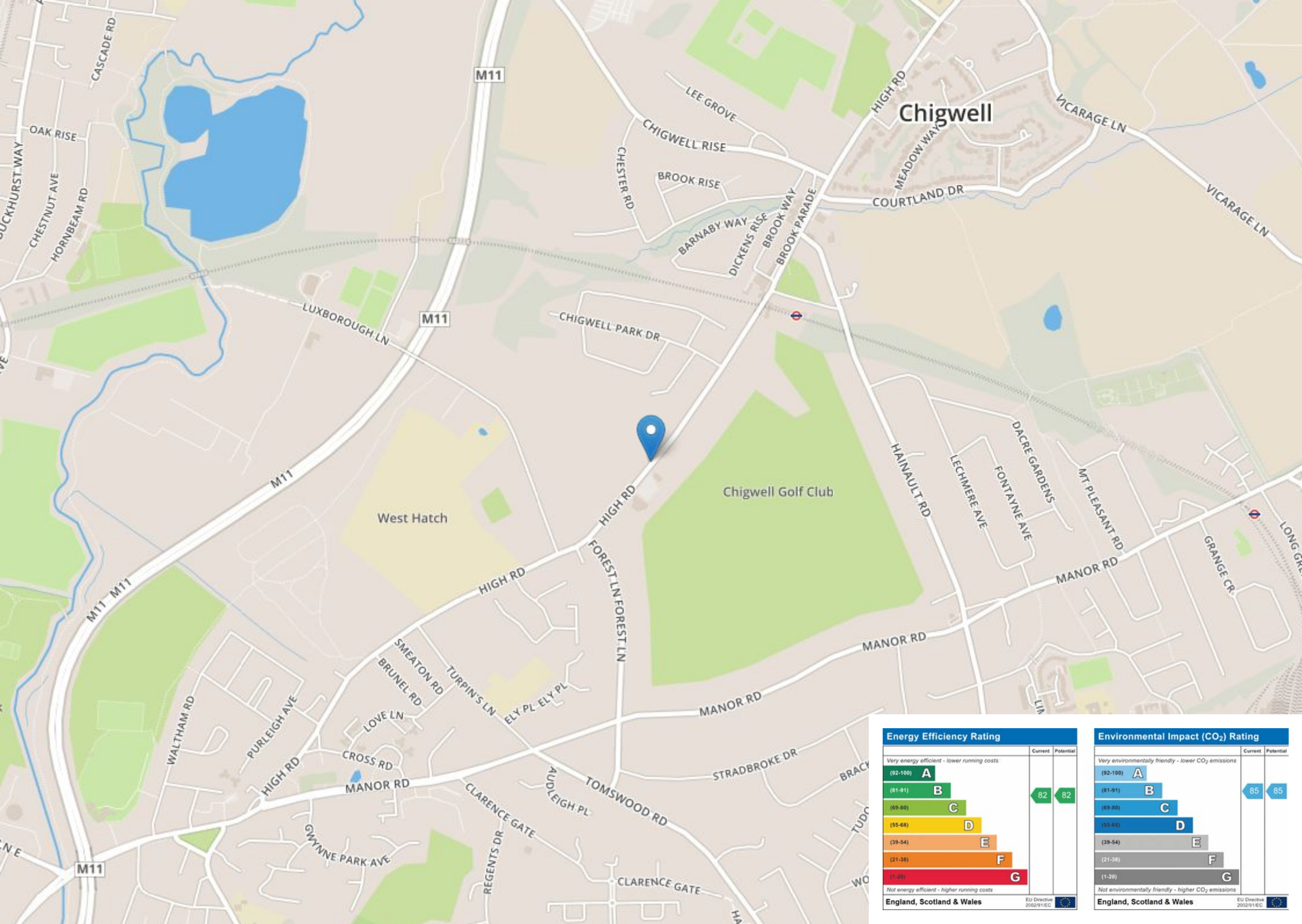












Chigwell

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

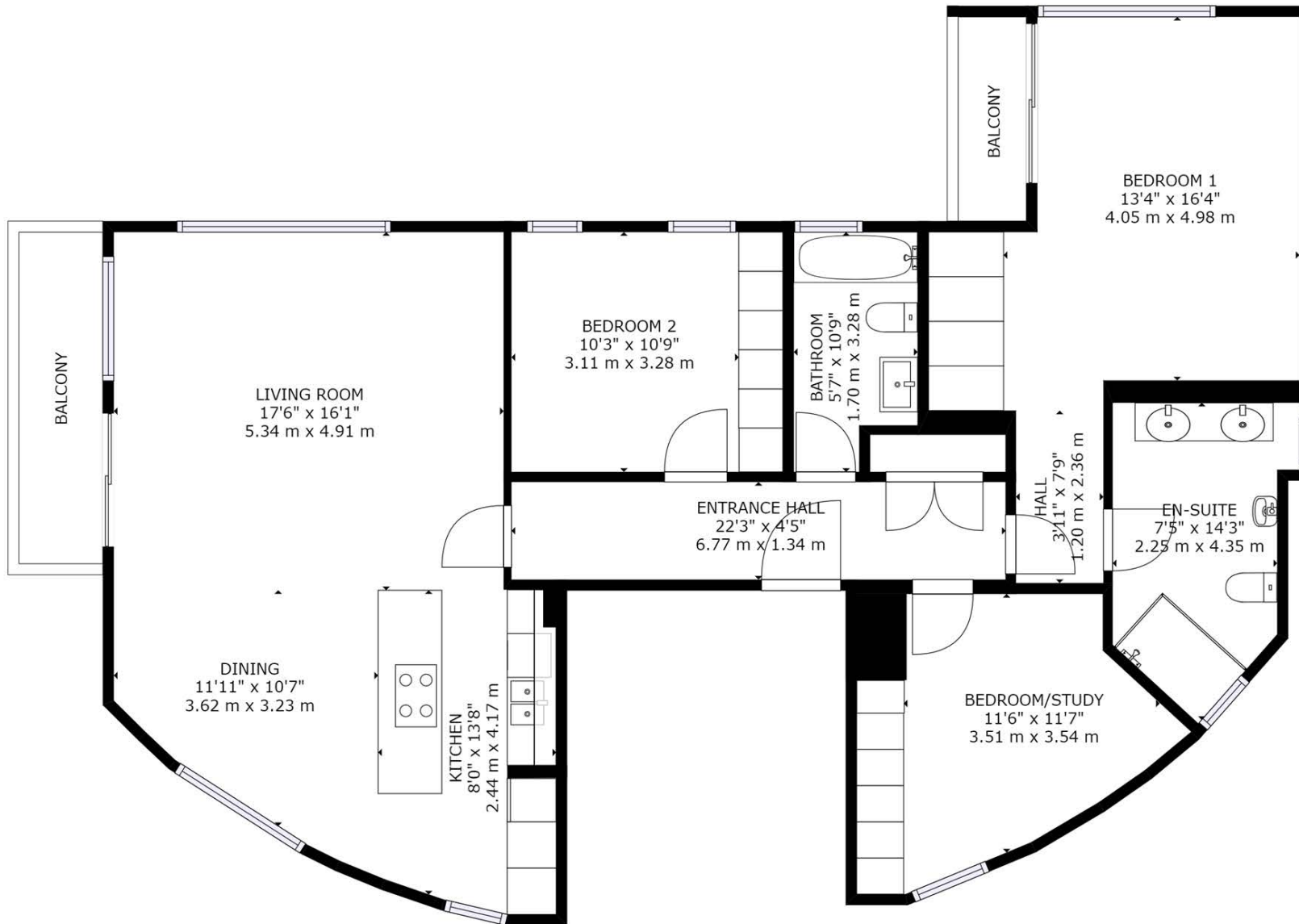
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive 2002/91/EC



PLANS



FLOOR 1

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

elliott  james

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