

MONTGOMERIE LODGE

LUXURY LIVING
WITH PANORAMIC GOLF COURSE VIEWS





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GOLF COURSE VIEWS

CHIGWELL



DESIGNED FOR YOUR LIFE

Imagine a place with a tranquil, rural feel that abuts a world-class golf course and is just a short commute from central London. Imagine a stylish development within this idyllic setting that marries timeless elegance with modernist-inspired flair. Montgomerie Lodge, in the heart of Chigwell, Essex, unlocks a lifestyle where town and country co-exist in perfect harmony.



This computer generated image is indicative of how the completed development will appear

Montgomerie Lodge: a state-of-the-art development in the heart of the sought-after Essex Golden Triangle, offering easy, modernist living in a timeless setting.

COMMUNITY SPIRIT

Chigwell may be only twelve miles from central London, but offers a unique lifestyle all of its own, with leafy streets, garden spaces, a buzzing high street and a village feel. Outdoor pursuits abound, from the town's golf and tennis clubs to the nearby hiking trails and bridleways of Epping Forest and the Roding Valley Meadows Nature Reserve.



From a round of drinks with friends to a round at the local golf course; Chigwell's residents enjoy a unique and satisfying lifestyle.



The conveniences and delights of town and country co-exist in perfect harmony at the apex of Essex's golden triangle.

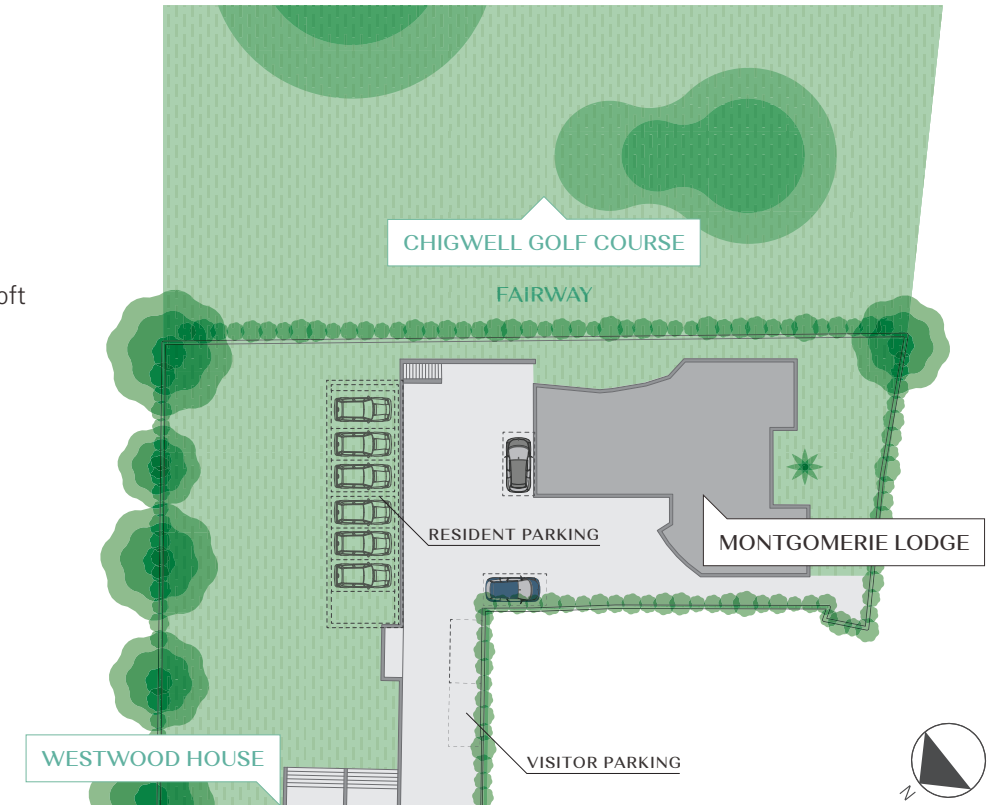




SITE PLAN

Montgomerie Lodge stands apart from Westwood House, however they both share an outlook over Chigwell Golf Course.

Each apartment benefits from having dedicated parking bays in the undercroft car park, with additional surface level parking bays available for visitors.



MAPPING OUT YOUR NEW LIFESTYLE

Montgomerie Lodge enjoys superb links, and we're not just talking about its proximity to the neighbouring golf course. It's only minutes from Chigwell Underground station and the boutiques and restaurants of Brook Parade. Chigwell School is two minutes by car. Chigwell and Grange Hill stations are both on the Central Line, providing a speedy service to central London.



FASTEST TRAVEL TIMES FROM CHIGWELL STATION (CENTRAL LINE)

- 31 MINUTES TO LIVERPOOL STREET
- 35 MINUTES TO CANARY WHARF
- 39 MINUTES TO OXFORD CIRCUS
- 44 MINUTES TO WESTMINSTER
- 46 MINUTES TO ST PANCRAS INTL
- 75 MINUTES TO HEATHROW T1-3
- 82 MINUTES TO GATWICK
- 87 MINUTES TO HEATHROW T4-5

MONTGOMERIE
LODGE

WESTWOOD
HOUSE

DESIGNER SPACES WITH DUAL ASPECT VIEWS

Montgomerie Lodge combines cutting-edge innovation with old-school craft; all the comforts of home, refined and upgraded. You'll find bespoke units, hand-crafted furnishings and state-of-the-art appliances; open-plan spaces and cosy nooks; and a light, airy ambience enhanced by golf course views.

Interior and exterior photography is from a similar
Islandbridge Properties development.



TWO BEDROOM PROPERTIES

Ground floor

Our ground-floor apartments boast expansive living areas, including entrance lobbies, en-suite master bedrooms, dressing areas, and a central open-plan living/dining/kitchen space with glass doors giving access to dedicated, spacious outdoor terraces, perfect for relaxing and entertaining.



FLAT/1

TOTAL AREA
87.6 m² (943 ft²)
Excluding terrace

LIVING / DINING / KITCHEN
6,140 × 7,810 mm
(20'2" × 25'6")

BEDROOM 1
3,108 × 4,638 mm
(10'2" × 15'2")

ENSUITE

BEDROOM 2
3,02,810 mm
(9'9" × 12'5")

FAMILY BATHROOM

TERRACE
47 m² (506 ft²)

FLAT/2

TOTAL AREA
112 m² (1,206 ft²)
Excluding terrace

LIVING / DINING / KITCHEN
7,638 × 6,743 mm
(25'1" × 22'1")

BEDROOM 1
4,590 × 5,973 mm
(15'1" × 19'6")

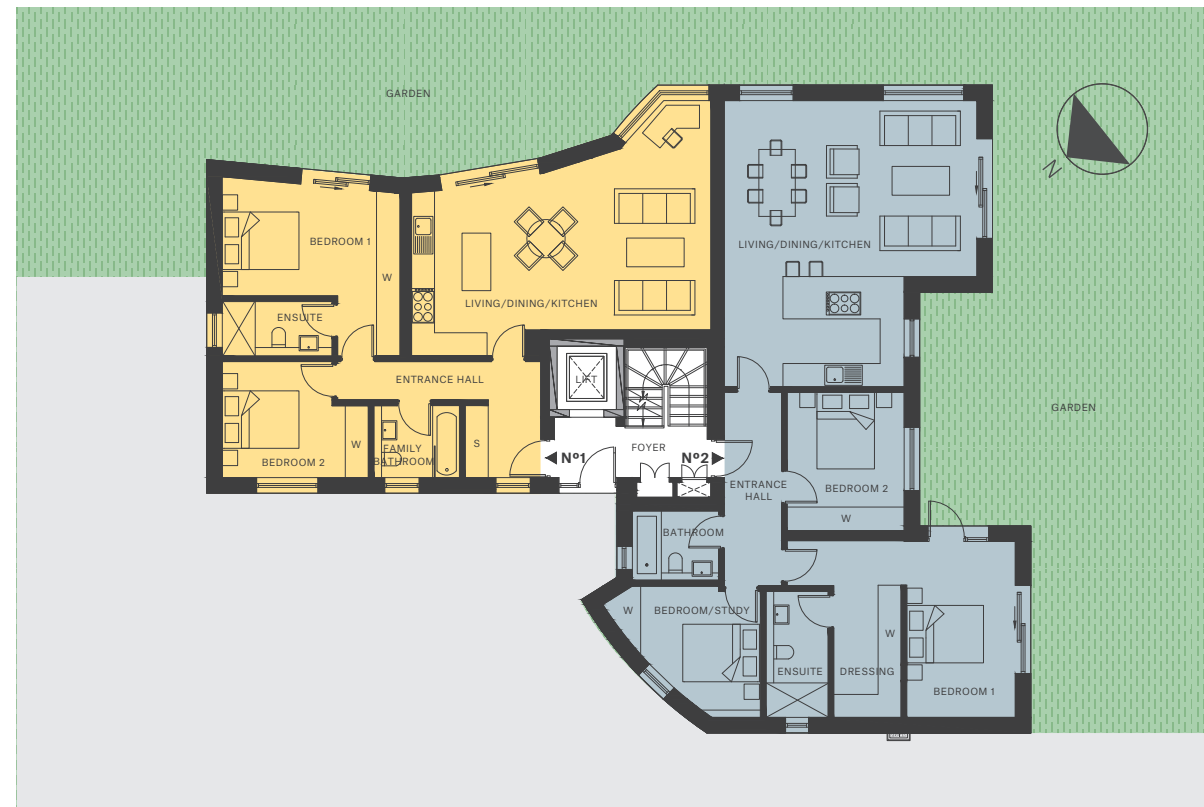
ENSUITE

BEDROOM 2
3,611 × 3,203 mm
(11'9" × 10'5")

BATHROOM

BEDROOM / STUDY
3,428 × 4,111 mm
(11'2" × 13'5")

TERRACE
155 m² (1,668 ft²)



THREE BEDROOM PROPERTY

First floor

Our first-floor apartment boasts an expansive living area, including an entrance lobby, en-suite master bedroom, and a central open-plan living/dining/kitchen space with glass doors giving access to spacious balconies with views over the golf course, perfect for relaxing and entertaining.



FLAT/3

TOTAL AREA
125.8 m² (1,354 ft²)
Excluding balconies

LIVING / DINING / KITCHEN
5,985 × 9,222 mm
(19'6" × 30'3")

BEDROOM 1
4,623 × 7,592 mm
(15'2" × 24'9")

ENSUITE

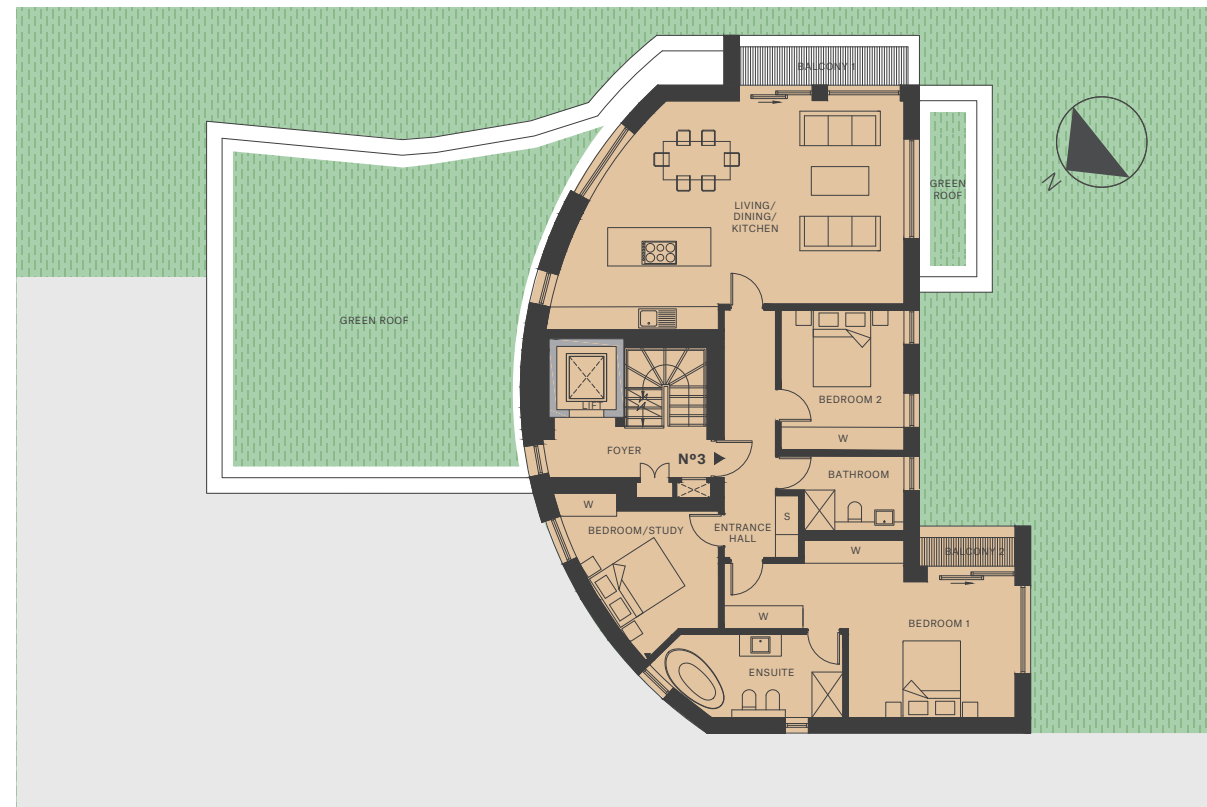
BEDROOM 2
3,665 × 3,202 mm
(12'0" × 10'5")

BATHROOM

BEDROOM / STUDY
3,915 × 4,125 mm
(12'8" × 13'5")

BALCONY 1
1,000 × 4,397 mm
(3'3" × 14'4")

BALCONY 2
747 × 2,495 mm
(2'5" × 8'2")



THREE BEDROOM PROPERTY

Penthouse

Our penthouse apartment is the showpiece of Montgomerie Lodge. It boasts an expansive living area, including an entrance lobby, en-suite master bedroom, two further bedrooms, and a central open-plan living/dining/kitchen space with glass doors giving access to spacious balconies with views over the golf course.



FLAT/4

TOTAL AREA
125.8 m² (1,354 ft²)
Excluding balconies

LIVING / DINING / KITCHEN
5,985 × 9,222 mm
(19'6" × 30'3")

BEDROOM 1
4,623 × 7,592 mm
(15'2" × 24'9")

ENSUITE

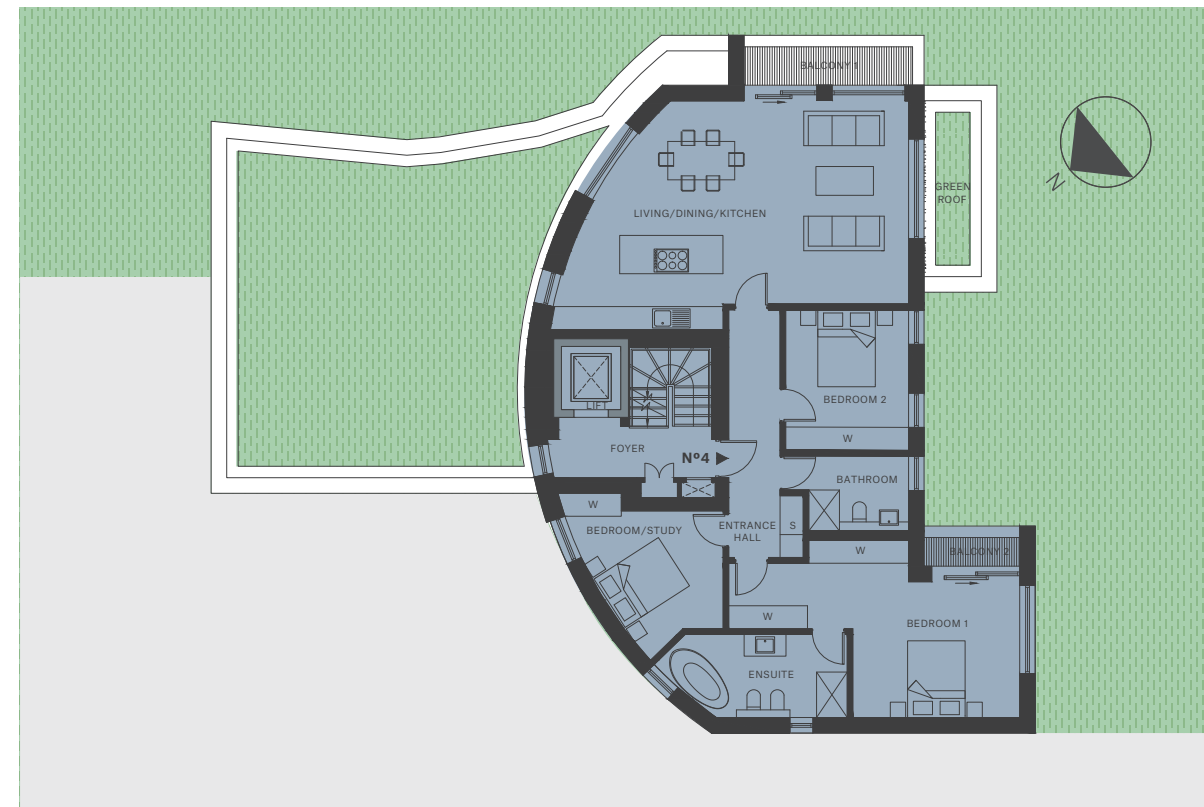
BEDROOM 2
3,915 × 4,125 mm
(12'8" × 13'5")

BATHROOM

BEDROOM / STUDY
3,915 × 4,125 mm
(12'8" × 13'5")

BALCONY 1
1,000 × 4,397 mm
(3'3" × 14'4")

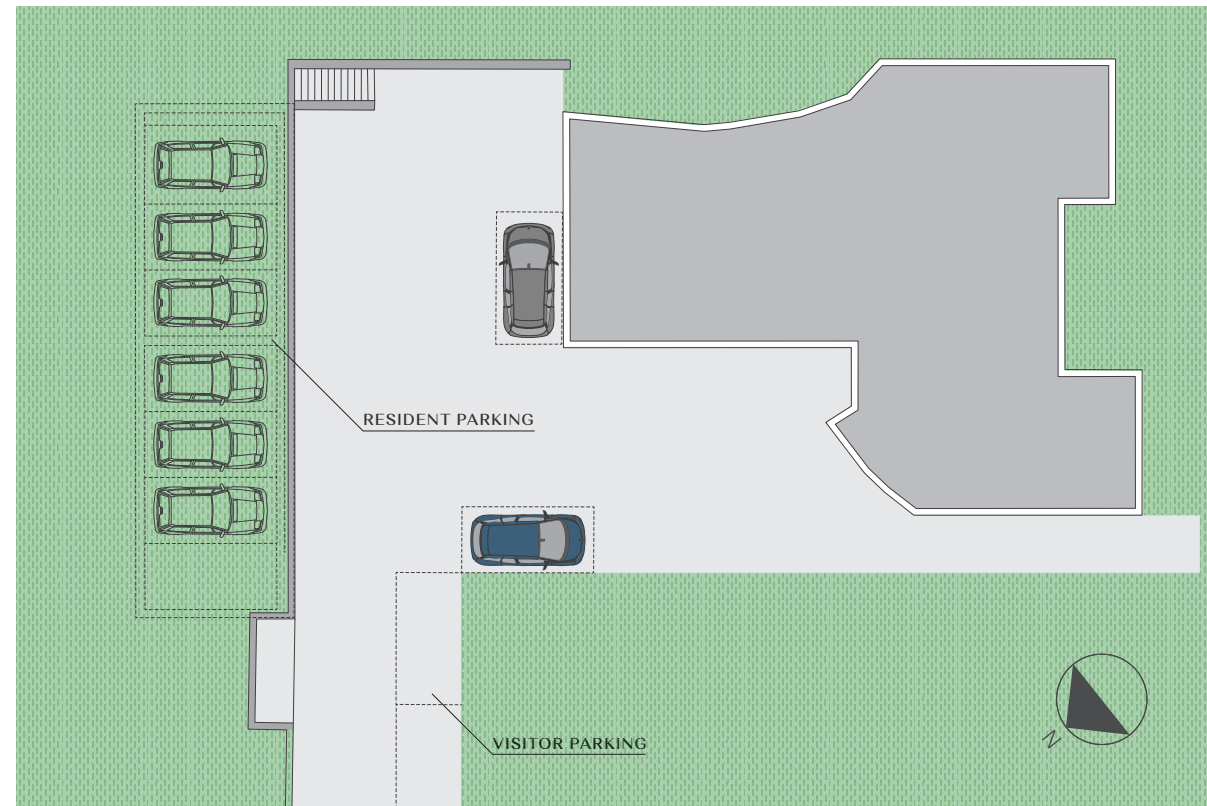
BALCONY 2
747 × 2,495 mm
(2'5" × 8'2")



CAR PARK

Lower ground

Each apartment benefits from having dedicated parking bays in the undercroft car park, with additional surface level parking bays available for visitors.





Interior photography is from a similar Islandbridge Properties development.

FLATS 1 & 2 SPECIFICATIONS

KITCHEN

Handleless integrated German engineered kitchen designed by Bakehouse of Stamford

- Cashmere colour matt units
- White Corian 23mm work surface with 45° edge, 100mm upstand and sink
- ZIP Celsius Cube hydro tap
- Integrated bins

Appliances:

- Neff Hide and Slide oven, compact oven and microwave, warming drawer, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, 90cm Flexinduction hob and 90 × 50cm ventilation system
- Caple wine cooler

BATHROOMS

Mandarin Stone Porcelain full height tiling (to the majority of walls) with contemporary white sanitary ware and chrome fixings
Wall colour: Farrow & Ball Cornforth White

EN-SUITE BATHROOM

- Simpson stone resin shower tray and shower screen
- Crosswater thermostatic shower valve with 2-way diverter and shower kit, showerhead, vanity with mineral marble basin, towel-warmer and taps
- Duravit rimless wall-mounted toilet
- Grohe Dual Flush concealed cistern and wall plate
- Mirror

FAMILY BATHROOM

- Duravit rimless wall-mounted toilet
- Grohe Dual Flush concealed cistern and wall plate
- Crosswater vanity unit and basin, bath mixer with kit, central thermostatic shower valve, fixed showerhead, towel warmer (anthracite), taps and bath screen
- Britton bath
- Mirror

LIVING AREAS (INCLUSIVE OF HALLWAY)

Wall colour: Farrow & Ball Skimming Stone
Flooring: Engineered wood flooring (oak natural grade) in stone colour

BEDROOM

Wall colour: Farrow & Ball Cornforth White
Carpet: Luxury light grey (felt) carpet
Wardrobes: Pale grey, fitted

INTERNAL DOORS

Living room: Portfolio light grey, glazed
All other rooms: Portfolio light grey

LIGHTING AND ELECTRICAL

- Brush chrome spotlights
- Light wave smart lighting
- Electrical switch plates (brushed chrome finish with black insets)
- Shaver sockets to all bathrooms
- TV points in lounge and bedrooms
- Provision for satellite television
- Communal digital terrestrial television aerial

- Telephone outlet points
- Smoke alarm and sprinkler system

FINISHES

Skirting: white single groove 200mm square edge
Architrave: white single groove 60mm square edge

HEATING

Underfloor heating throughout

AIR CONDITIONING

Silver wall-mounted air conditioning unit to living room and master bedroom

WINDOWS

- Powder-coated aluminium-framed double-glazed windows
- Powder-coated aluminium-framed sliding doors leading to terrace

GARDENS AND TERRACES

Stone paving to ground floor terraces

All items on the specification list are subject to change.



Interior photography is from a similar Islandbridge Properties development.



FLATS 3 & 4 SPECIFICATIONS

KITCHEN

Handleless integrated German engineered kitchen designed by Bakehouse of Stamford

- Cashmere colour matt units
- White Corian 23mm work surface with 45° edge, 100mm upstand and sink
- ZIP Celsius Cube hydro tap
- Integrated bins

Appliances:

- Miele oven, compact oven and microwave, warming drawer, 90cm Flexinduction hob and 90x50cm ventilation system
- Neff Integrated dishwasher, integrated washer/dryer and integrated fridge/freezer
- Caple wine cooler

BATHROOMS

Mandarin Stone Porcelain full height tiling (to the majority of walls) with contemporary white sanitary ware, chrome fixings and chrome tile trim
Wall colour: Farrow & Ball Cornforth White

EN-SUITE BATHROOM

- Duravit shower tray, rimless wall-mounted toilet and wall-mounted bidet
- Crosswater shower screen, thermostatic shower valve with 2-way diverter and shower kit, shower head, towel-warmer (chrome) and taps
- Grohe Dual Flush concealed cistern and wall plate, bidet support frame
- Bespoke oak vanity unit with Crosswater countertop sinks
- Mirror

FAMILY BATHROOM

- Duravit rimless wall-mounted toilet
- Grohe Dual Flush concealed cistern and wall plate
- Crosswater vanity unit and basin, bath mixer with kit, thermostatic shower valve, fixed shower head, towel-warmer (anthracite), taps and bath screen
- Britton white acrylic bath
- Mirrored cupboard

LIVING AREAS (INCLUSIVE OF HALLWAY)

Wall colour: Farrow & Ball Skimming Stone
Flooring: Engineered wood flooring (oak natural grade) in stone colour

BEDROOM

Wall colour: Farrow & Ball Cornforth White
Carpet: Light grey (pelt) carpet

INTERNAL DOORS

Living room: Portfolio light grey, glazed
All other rooms: Portfolio light grey

LIGHTING AND ELECTRICAL

- Brush chrome spotlights
- Light wave smart lighting
- Electrical switch plates (brushed chrome finish with black insets)
- Shaver sockets to all bathrooms
- TV points in lounge and bedrooms
- Provision for satellite television
- Communal digital terrestrial tv aerial
- Telephone outlet points
- Smoke alarm and sprinkler system

FINISHES

Skirting: white single groove 200mm square edge
Architrave: white single groove 60mm square edge

HEATING

Underfloor heating throughout

AIR CONDITIONING

Silver wall mounted air conditioning unit to living room and master bedroom

WINDOWS

- Powder-coated aluminium-framed double-glazed windows
- Powder-coated aluminium-framed sliding doors leading to balcony

BALCONIES

Italian porcelain to balconies

All items on the specification list are subject to change.

MONTGOMERIE LODGE

152 High Road
Chigwell
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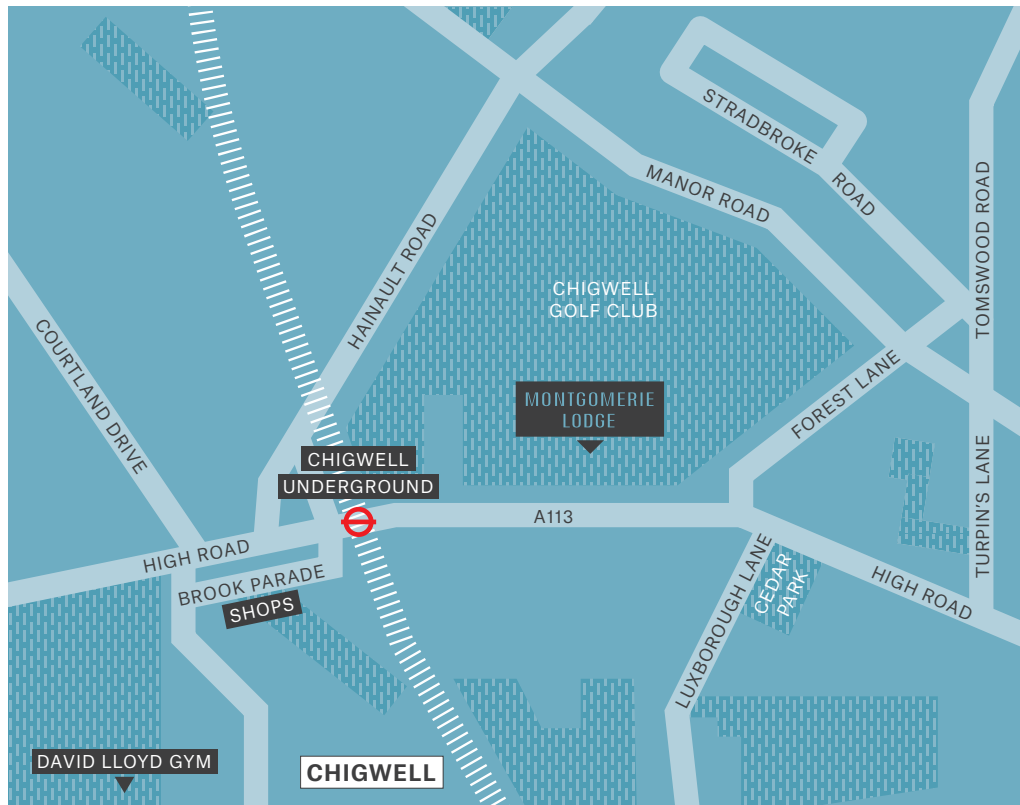


ISLANDBRIDGE PROPERTIES

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