



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

P R E S E N T S

Dolphin Court, High Road, Chigwell



elliott **E | J** james

PRIME RESIDENTIAL

Dolphin Court, High Road, Chigwell



Nestled in the heart of Chigwell on the prestigious High Road, this exquisite penthouse apartment offers a luxurious living experience. The entire penthouse has been the subject of an interior designed refurbishment and includes new kitchen, bathrooms, decor, boiler, electrics and finishes.

Boasting four generously sized bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests. With two spacious terraces and a private balcony, this property boasts exceptional outdoor spaces, perfect for relaxation and entertaining.

Upon entry, you are welcomed by a grand entrance hall leading to a stunning, sun-drenched reception room, with large windows allowing natural light to flood the space. An elegant archway opens into the dining room, which seamlessly flows into a superb kitchen/breakfast room featuring modern integrated appliances, complete with high-quality units and ample space for dining making it the perfect hub for family gatherings. A utility room adds to the convenience.

The luxurious master bedroom features a newly renovated en-suite bathroom and an impressive dressing area. The second bedroom also benefits from its own en-suite, while the remaining two rooms are currently being used as a study and a family room.

One of the standout features of this penthouse is the two sun-soaked terraces and a balcony that enjoy all-day sunshine. Offering stunning views and a tranquil outdoor space to unwind. Whether you wish to enjoy a morning coffee or host an evening soiree, these outdoor areas are sure to impress.

Additionally, the property includes a convenient utility room, enhancing the practicality of everyday living. With three underground parking spaces, you will never have to worry about parking in this bustling area.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



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.

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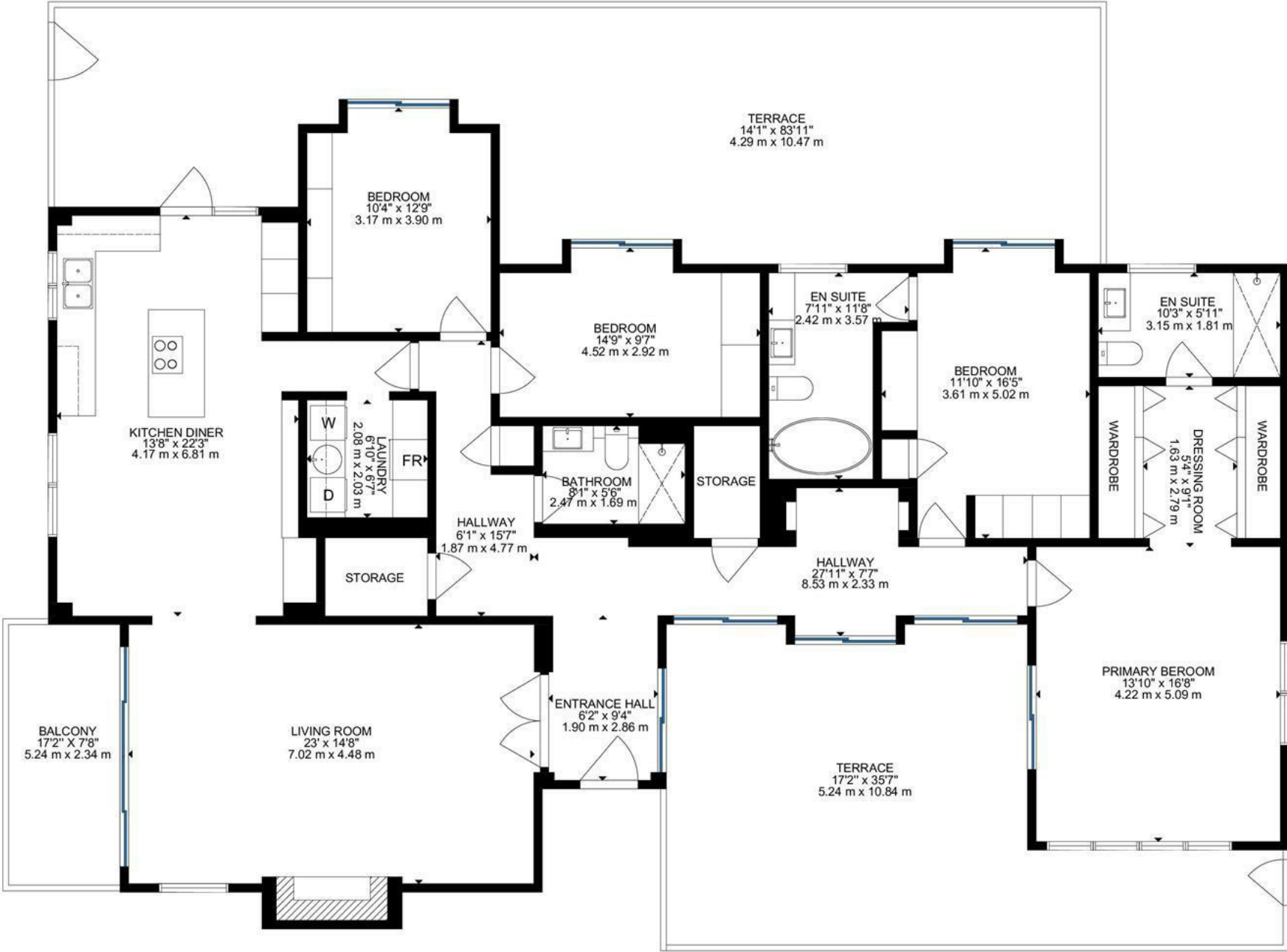
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Sqft 2109.00 sq ft	Type Apartment - Penthouse	Style 1980's
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest	Tax Band G

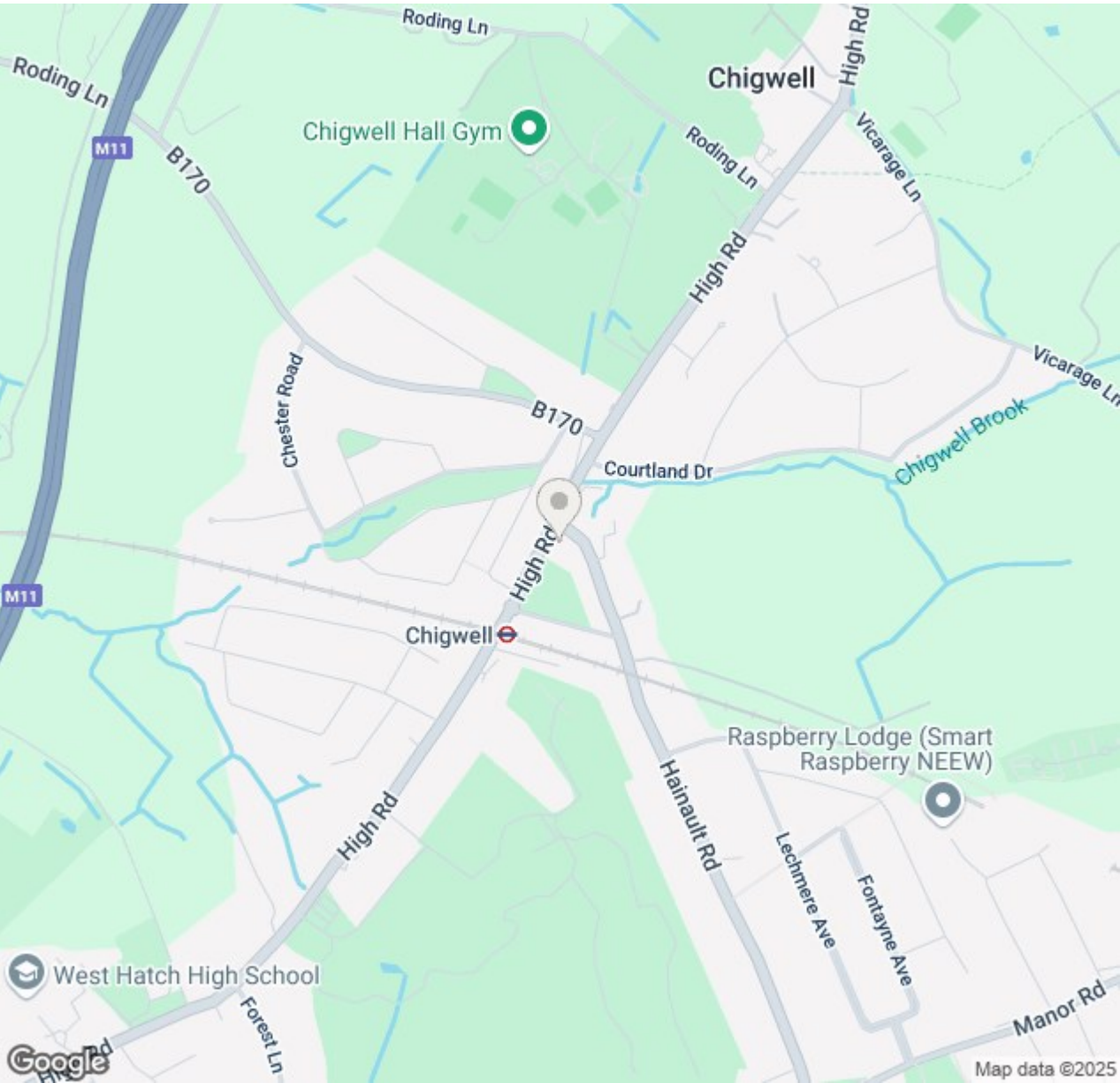
PLANS



GROSS INTERNAL AREA
TOTAL: 196 m², 2109 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	77	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		

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