



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

P R E S E N T S

The Bowls, Chigwell



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Located in the desirable area of Chigwell, The Bowls presents an exceptional opportunity to acquire a beautifully refurbished third-floor apartment. This charming residence, built in 1966, boasts a modern aesthetic while retaining its classic appeal. With two spacious reception rooms, this apartment offers ample space for relaxation and entertaining, making it ideal for both families and professionals alike.

The property features two well-appointed bedrooms, providing a comfortable retreat for rest and relaxation. The newly refurbished interiors are complemented by stunning views that can be enjoyed from your very own private balcony, creating a serene atmosphere to unwind after a long day.

Situated within a privately gated development, this apartment offers both security and exclusivity. The added benefit of a double garage provides ample parking space, a rare find in such a sought-after location. Furthermore, the property is chain-free, allowing for a smooth and efficient purchasing process.

With its prime location in Chigwell, residents will enjoy easy access to local amenities, transport links, and green spaces, making it a perfect choice for those seeking a balanced lifestyle. This apartment is not just a home; it is a sanctuary that combines comfort, style, and convenience. Do not miss the chance to make this stunning property your own.



With over 20 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 agency. Our unique Partnership sets us apart as market leaders.



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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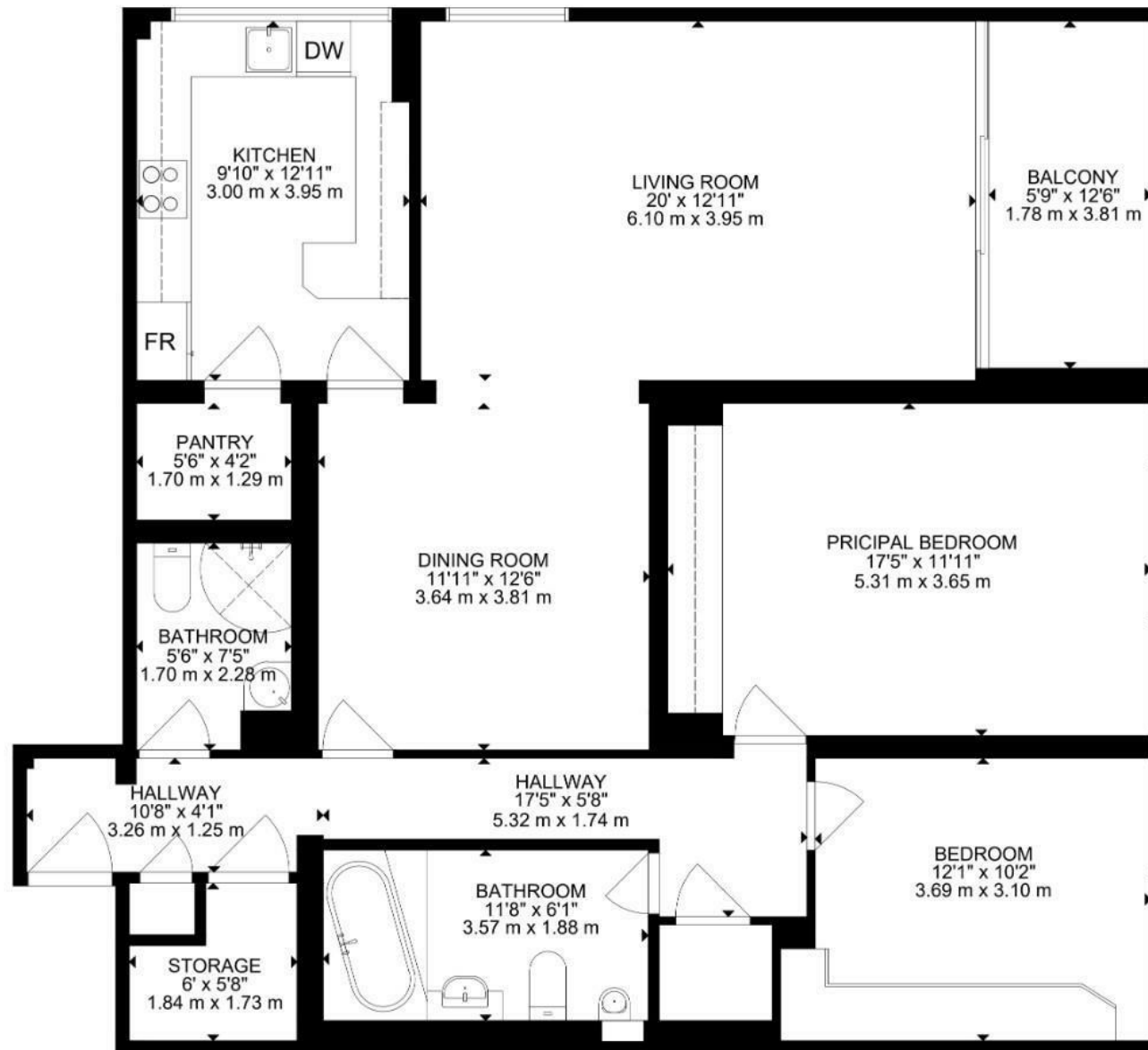
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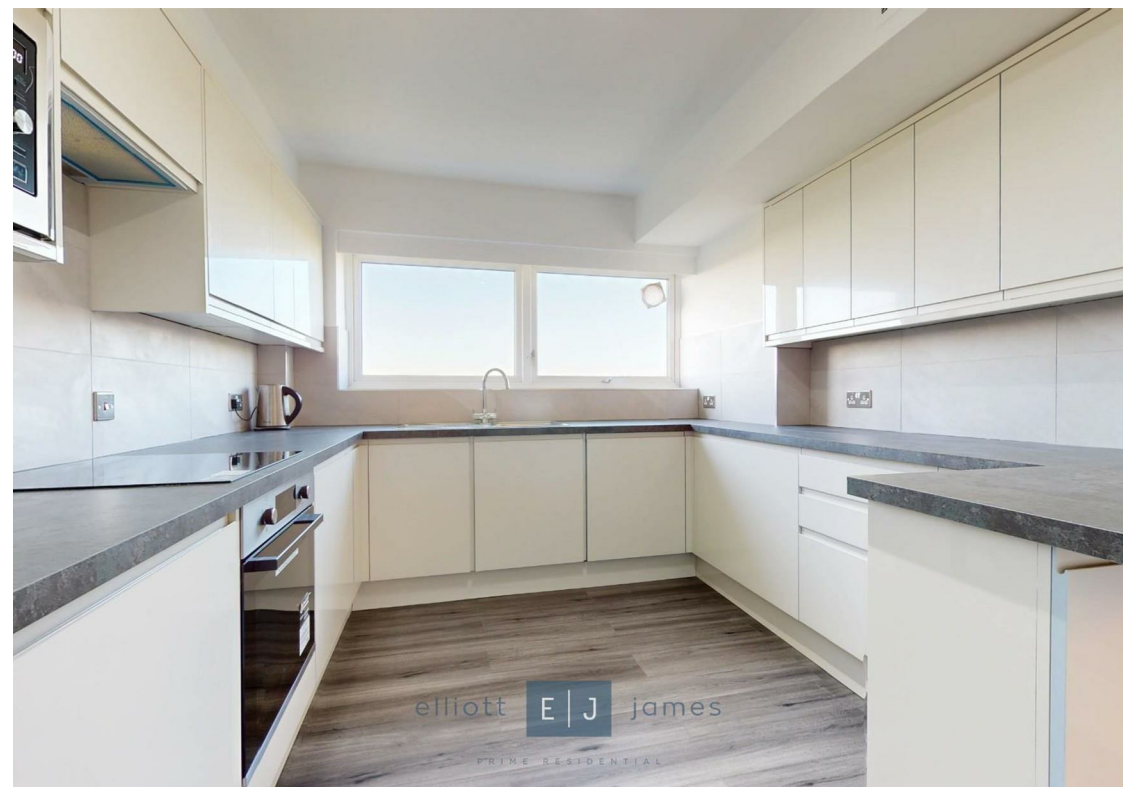
Sqft 1356.00 sq ft	Type Apartment - Third Floor	Style 1960's
Bedrooms 2	Receptions 2	Bathrooms 2
Tenure Leasehold	Local Authority Epping Forest	Tax Band F

PLANS

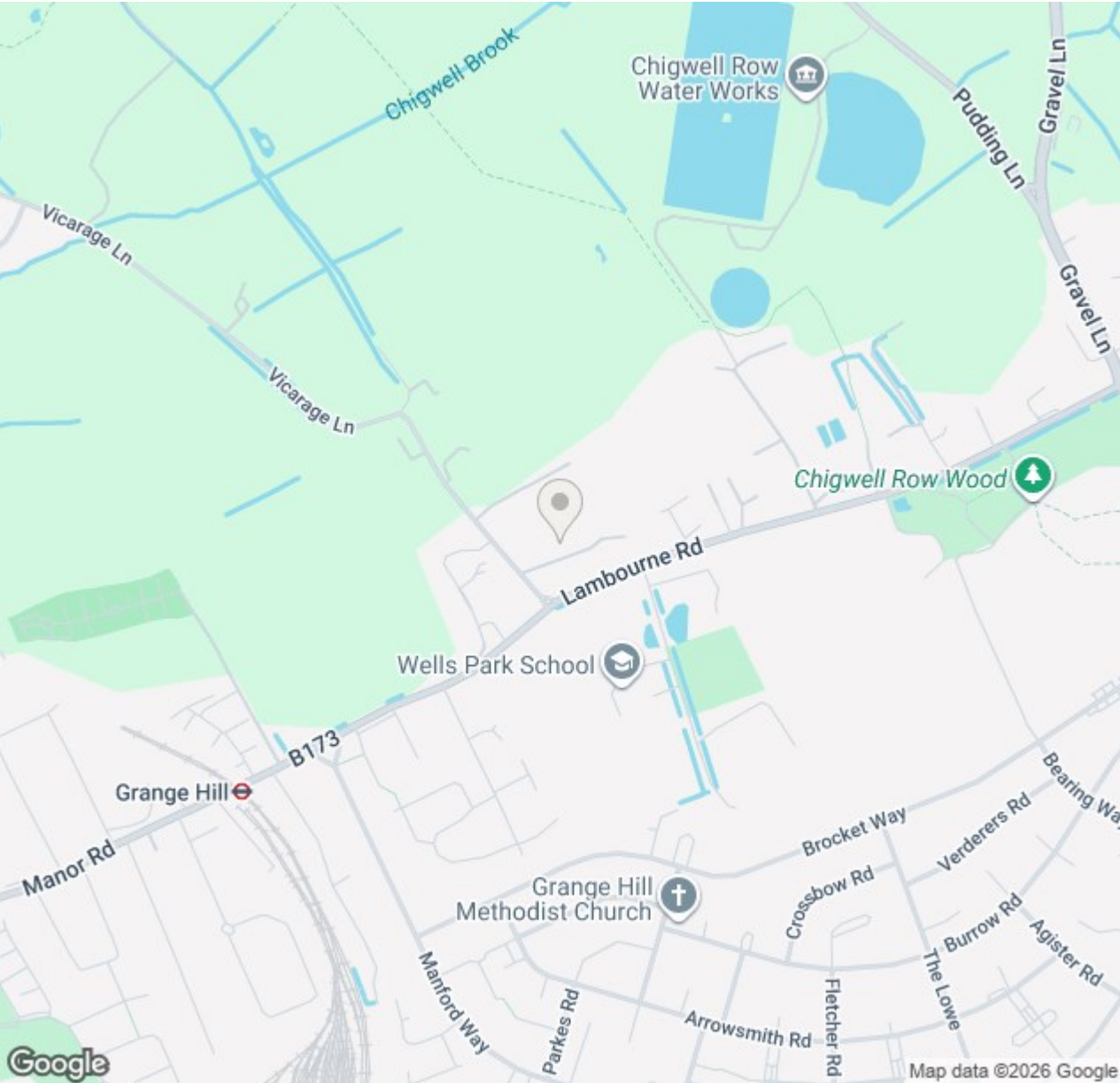


GROSS INTERNAL AREA
FLOOR 1: 1356 SQ FT, 126 m², EXCLUDED AREAS: BALCONY: 64 SQ FT, 6 m²
TOTAL: 1356 SQ FT, 126 m²

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		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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