

# DURDEN & HUNT

INTERNATIONAL



## High Road, Chigwell IG7

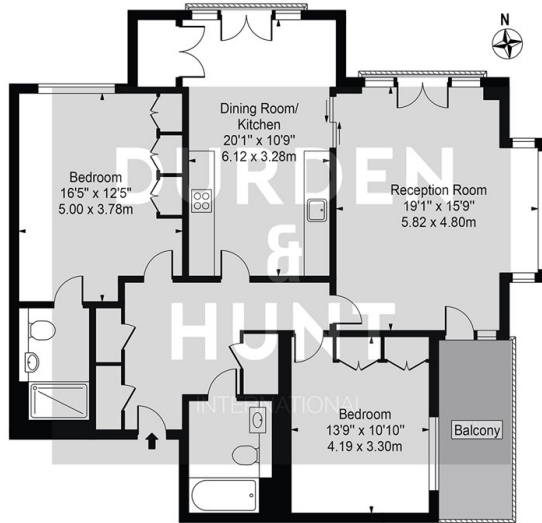
Asking Price £800,000

- Modern Gated Development
- Two Double Bedroom & Two Bathroom (one ensuite)
- Balcony - Two Underground Parking Spaces
- Approx 1172SQFT / 108.98 SWM
- Chigwell High Road
- Open Plan Kitchen Diner
- Close To Chigwell Station, Chigwell Park, Chigwell Golf Course & Chigwell David Lloyd
- Prestigious Address
- Separate Reception Room
- First Floor Apartment

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

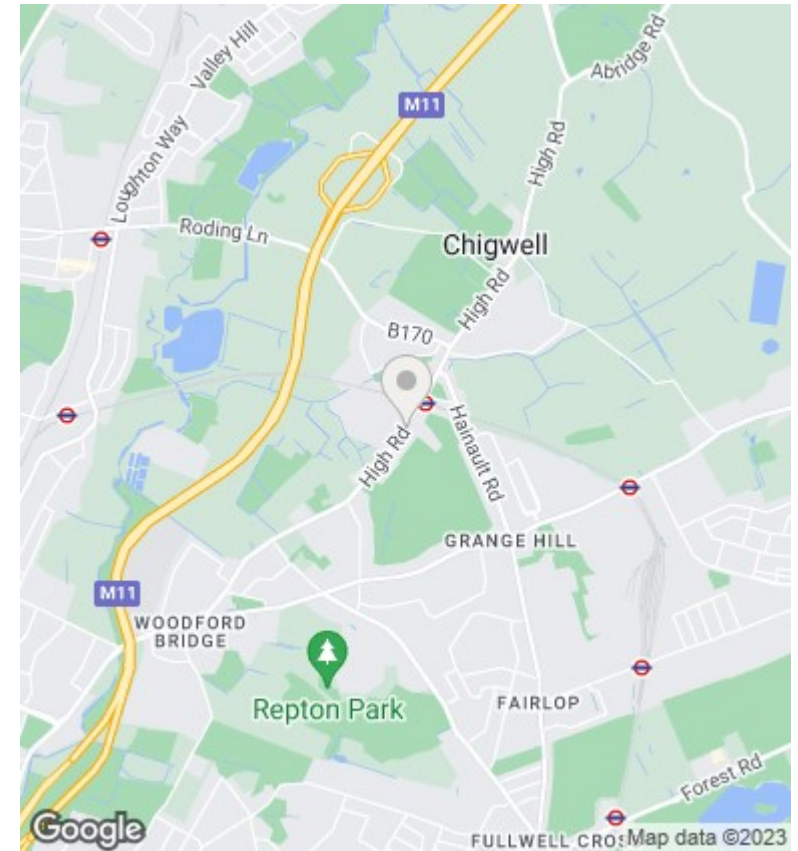
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**Key West Court**  
 Approx. Gross Internal Area 1173 Sq Ft - 108.98 Sq M



**First Floor**  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

### EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	