

# DURDEN & HUNT

INTERNATIONAL



## The Bowls, Chigwell IG7

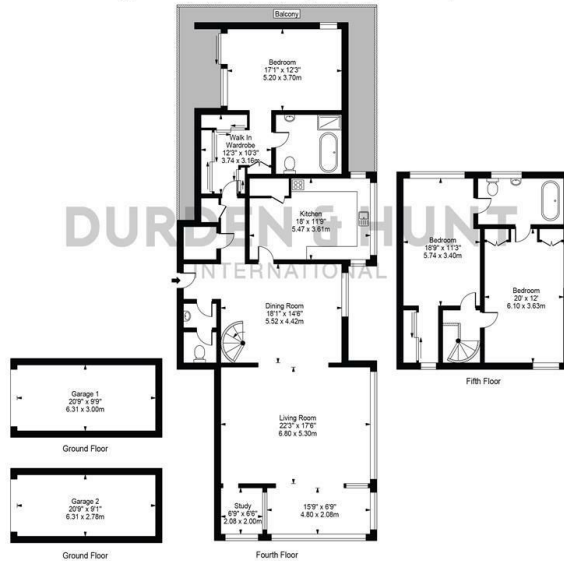
£950,000

- Duplex Apartment
- Large Living Area
- Kitchen
- Excellent Transport Links
- Gated Development
- Two Additional Bedrooms
- Family Bathroom And Separate WC
- Master Bedroom With En Suite, Walk In Wardrobe And Wrap Around Balcony
- Separate Dining Area
- Two Garages And Parking

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

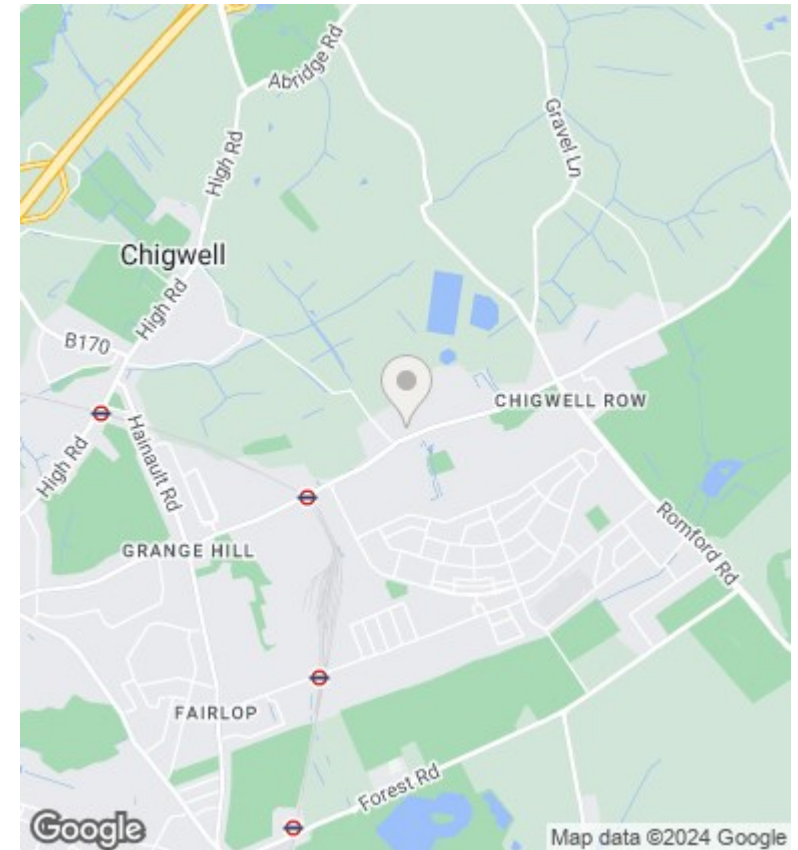
[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

**The Bows**  
 Approx. Total Internal Area 2723 Sq Ft - 252.94 Sq M  
 (Including Garage 1 & Garage 2)  
 Approx. Gross Internal Area Of Garage 1 204 Sq Ft - 18.93 Sq M  
 Approx. Gross Internal Area Of Garage 2 189 Sq Ft - 17.54 Sq M



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

F

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	