



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

P R E S E N T S

Manor Road, Chigwell



elliott **E | J** james

PRIME RESIDENTIAL

Manor Road, Chigwell



An exquisite property of exceptional quality and design offering a myriad of accommodation and leisure facilities over five incredible floors. Architecturally designed in grand classic style with approx. 19,000 sqft of meticulously planned accommodation and private terraced gardens all set within a gated secure environment in a prime Chigwell location.

All viewings are strictly by appointment only.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



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.



Heidi Foster **MNAEA**

contact@ejpr.co.uk

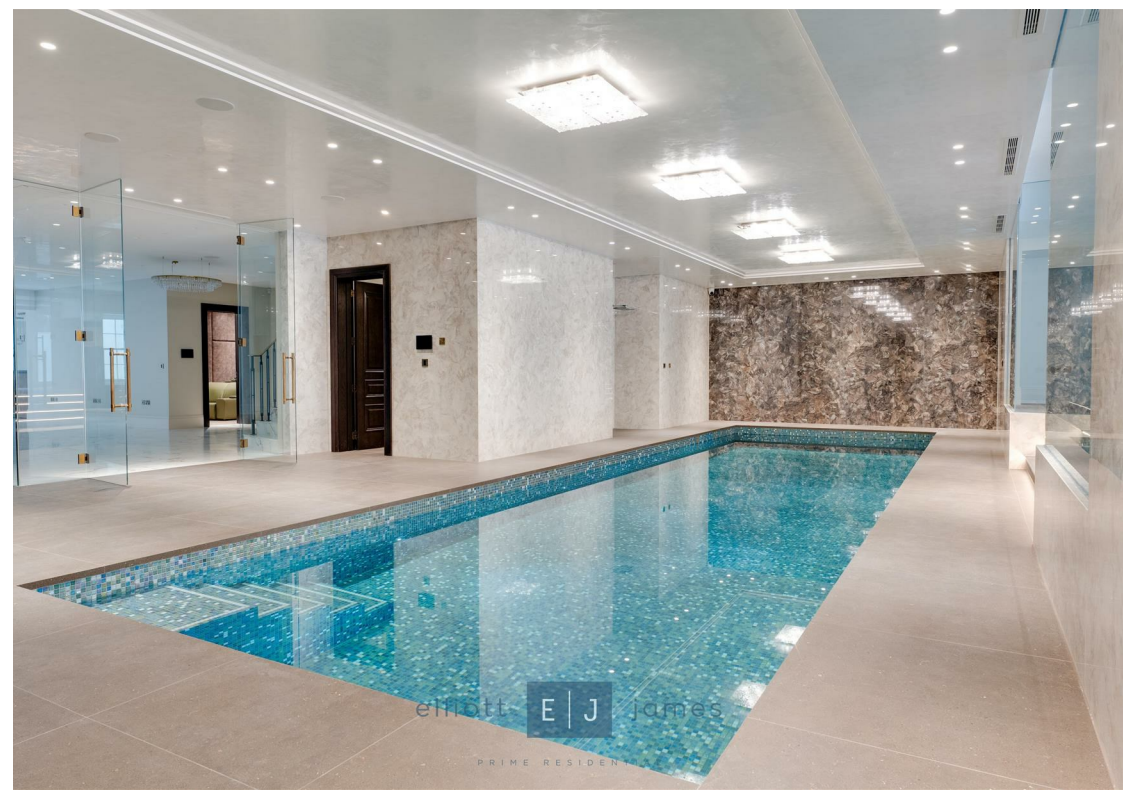
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<div>Sqft 19277.00 sq ft</div>	<div>Type House - Detached</div>	<div>Style New Home</div>
<div>Bedrooms 10</div>	<div>Receptions 10</div>	<div>Bathrooms 8</div>
<div>Tenure Freehold</div>	<div>Local Authority EFDC</div>	<div>Tax Band H</div>





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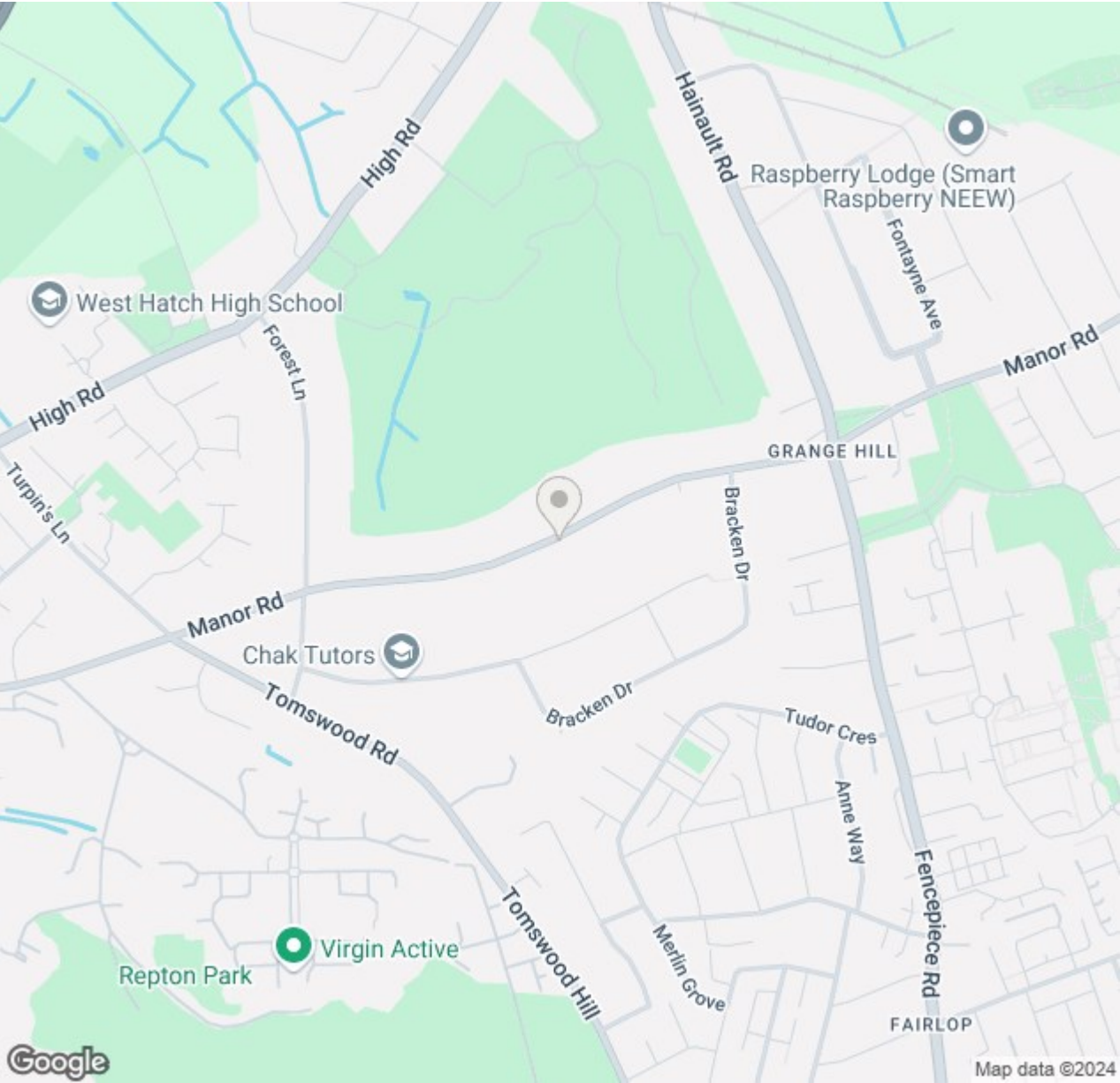




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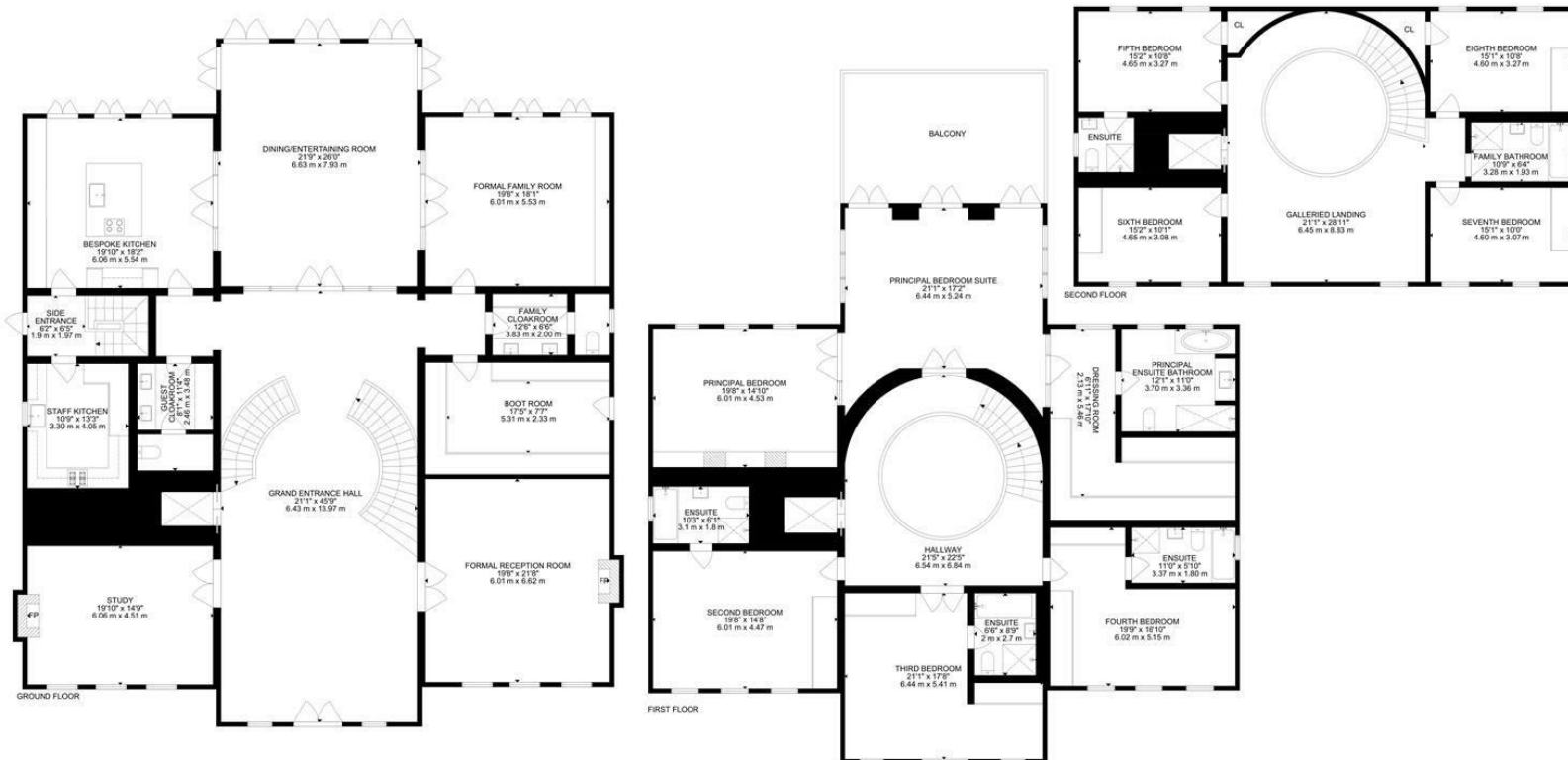
MAP & EPC



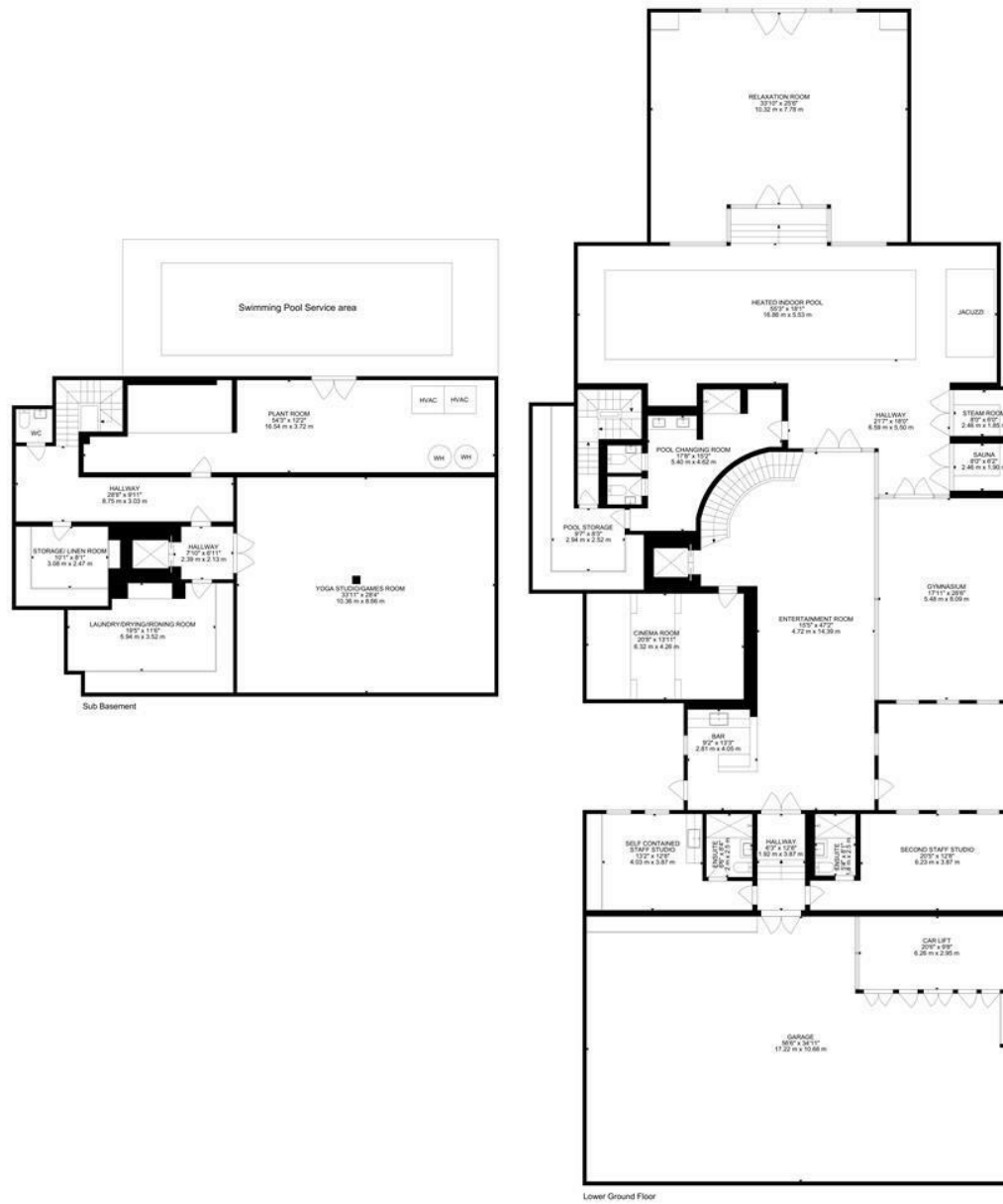
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 4176 SQ FT, 385 m²
FIRST FLOOR: 2950 SQ FT, 274 m²; SECOND FLOOR: 1614 SQ FT, 150 m²
TOTAL: 8740 SQ FT, 812 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



GROSS INTERNAL AREA
 SUB BASEMENT: 2604 SQ FT, 242 m² LOWER GROUND FLOOR: 7933 SQ FT, 737 m²
 TOTAL: 10537 SQ FT, 979 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.