



BUTLER & STAG

Madeira Grove | Woodford Green

| IG8

Welcome to Chantal Court, this exclusive development comprises ten meticulously crafted luxury apartments, each an epitome of sophistication and style. Nestled within a stone's throw of Woodford's Central Line station, Chantal Court seamlessly blends modern elegance with timeless charm, offering residents an unmatched lifestyle experience.

• A Development of Just Ten Luxury Properties • Range of One and Two Bedrooms Apartments • Private Gardens On The Ground Floor & Outside Space For Each Property • Parking With Electric Car Charging Points Available • 10 Year NHBC Warranty • Under 5 Minute Walk To Woodford Central Line Station • Completion Q1 2024 • 1st Year Service Charge Included • Cycle Storage Available

Price Guide £475,000 | Leasehold

Situated adjacent to Woodford Central Line Station, there is something for everyone within this exclusive development with its mixture of spacious, one and two-bedroom apartments.

The interior spaces are defined by LVT flooring, two-toned kitchen units, and veined quartz work surfaces which add visual excitement and depth to the room.

Each apartment enjoys custom-built kitchen cabinetry which embraces a sense of timeless style and functionality, making it an enduring design that fits perfectly for this brand-new building. All kitchens have top-of-the-range Zanussi integrated appliances that provide all the features necessary to accommodate a contemporary lifestyle for the new owner.

The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format textured grey tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, and shower heads are sleek in design and have a chrome finish. Wall-hung toilets and basins are a running theme as are the spacious walk-in showers with glass enclosures that provide a functional space.

All of the apartments within Chantal Court have their own private outdoor space but none more so than plots 2 and 3 which both boast lawned landscaped gardens. This new development offers a popular urban location whilst being surrounded by wide-open green spaces, yet still providing access to central London within a short train or car journey.

All apartments offer bedrooms large enough for a double bed and plenty of space to spare for wardrobes.

The apartments benefit from a lease of 125 years, a 10-year Premiere build warranty, secure bike and bin store. There is also a secure entry system to enter the building.

The site is superbly located on Maderia Grove, perfect for commuters who travel into London via the Central Line. Woodford station is under a five-minute walk and goes directly into Liverpool Street in under 25 minutes. Also close by are shops on Snakes Lane and other local amenities. Ray Lodge Park is a short walk which is a beautiful park for the whole family to enjoy, offering playing areas and tennis courts. Ray Lodge Primary School (last rated Ofsted outstanding) is also within proximity as well as many other popular schools. The 275 bus route runs along Snakes Lane East and access to M11 / A406 / A12 is very close by.

Completion due for Q1 2024

Please note, service charges are an estimate.

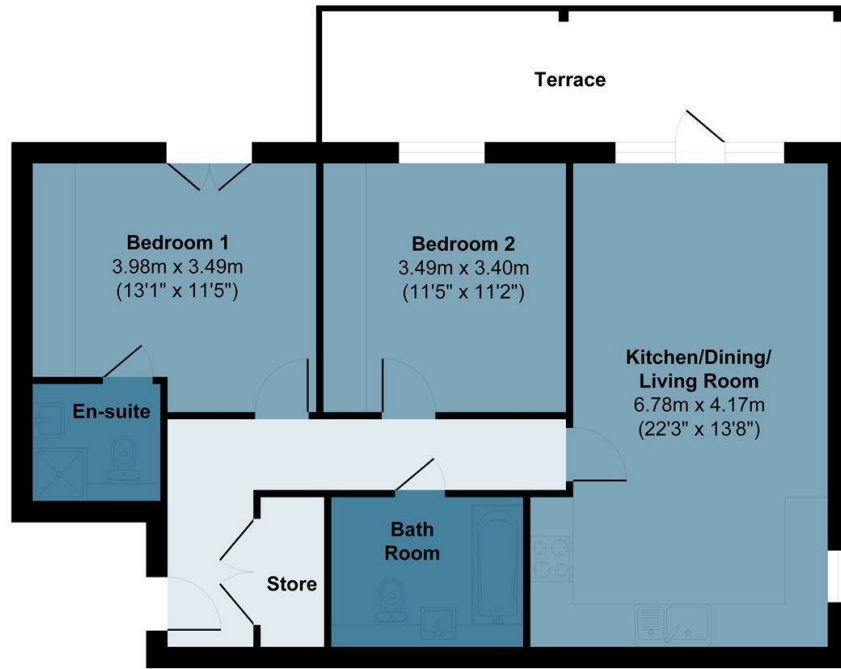
The photographs included in this property listing are for illustrative purposes only and are not intended to represent a true likeness of the property. Different plots may vary in size and style, and the images provided should be viewed as a general representation of the property type rather than a specific depiction of any individual unit. We encourage interested parties to schedule a viewing and inspect the property in person to gain an accurate understanding of its





Flat 7 Chantal Court

Approx. Gross Internal Area 73.5 sq M (791 sq Ft)



First Floor

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	