



BOWDEN
BRADLEY



19 The Bowls
, Chigwell, IG7 6NB

Price £550,000

3 2 2 E

19 The Bowls

, Chigwell, IG7 6NB

Nestled in the charming location of The Bowls in Chigwell, this delightful 3-bedroom fourth-floor flat is a gem waiting to be discovered. Sold chain-free, this property boasts two bathrooms and two reception rooms, offering ample space for comfortable living.

Set within a secure gated development, this flat provides not only a safe environment but also picturesque views. Imagine waking up to stunning vistas of the Essex countryside from the kitchen and lounge, or enjoying the mesmerising London city skyline from your very own balcony.

The property features spacious rooms that are perfect for both relaxation and entertainment. The beautifully maintained communal areas, complete with a lift and exquisite gardens, add a touch of elegance to everyday living. Additionally, the convenience of two secure garages ensures that parking and storage is never a concern.

Situated just a leisurely stroll away from Grange Hill station, getting around is a breeze. With shops in close proximity, daily errands are easily taken care of.

Don't miss out on the opportunity to make this charming flat your new home. Embrace the tranquillity of The Bowls while still being within reach of all the amenities you need.

Lease remaining: 940 Years Remaining
Service charge: £1200 per quarter (Approx.)
Ground rent: N/A

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Hallway





Reception
15'9 x 12'3 (4.80m x 3.73m)

Lounge
20'0 x 12'11 (6.10m x 3.94m)

Balcony
12'7 x 5'10 (3.84m x 1.78m)

Kitchen
12'11 x 9'11 (3.94m x 3.02m)

Shower Room

Bedroom
17'5 x 12'5 (5.31m x 3.78m)

Bedroom
11'11 x 10'2 (3.63m x 3.10m)

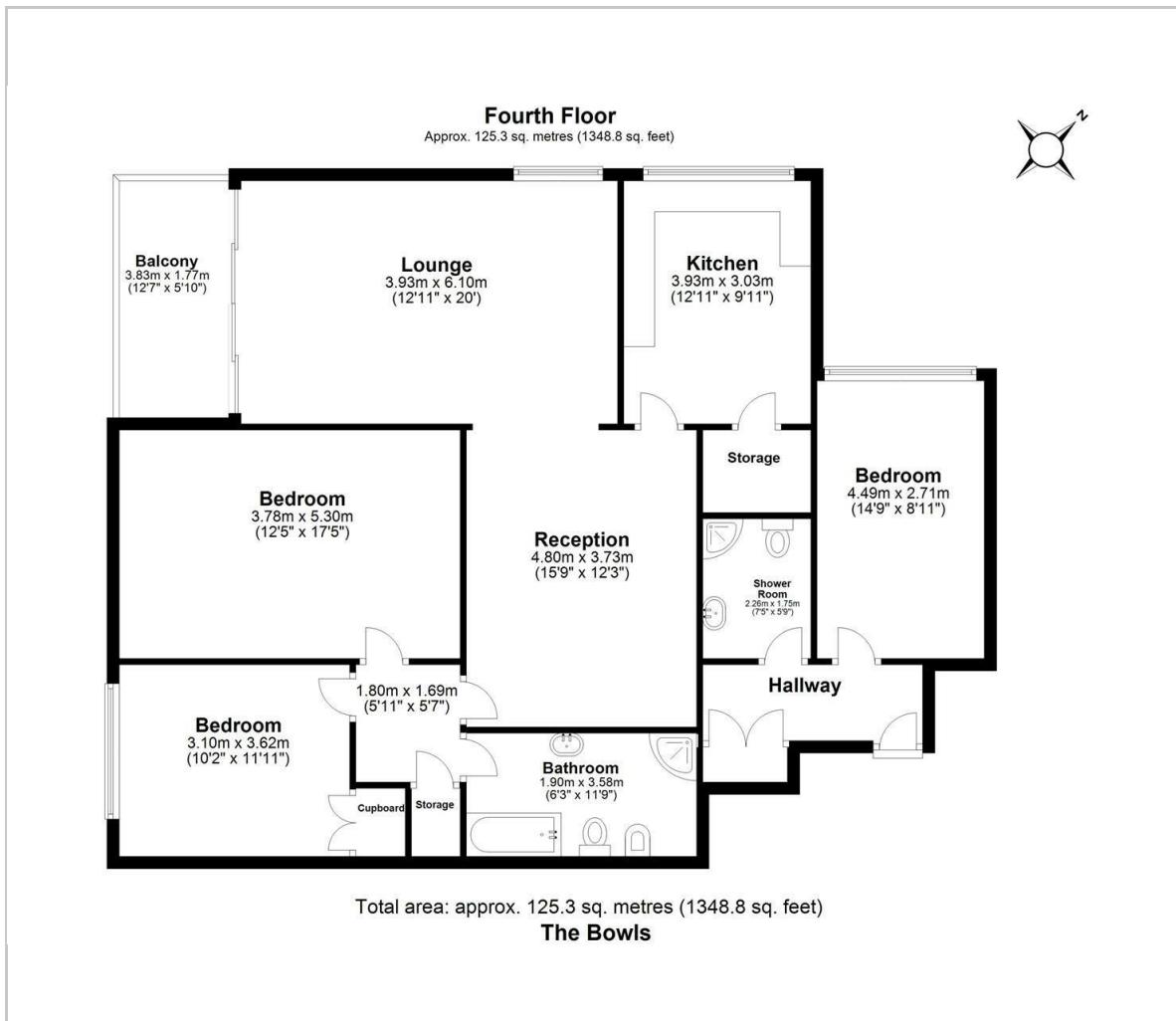
Bathroom

Bedroom
14'9 x 8'11 (4.50m x 2.72m)

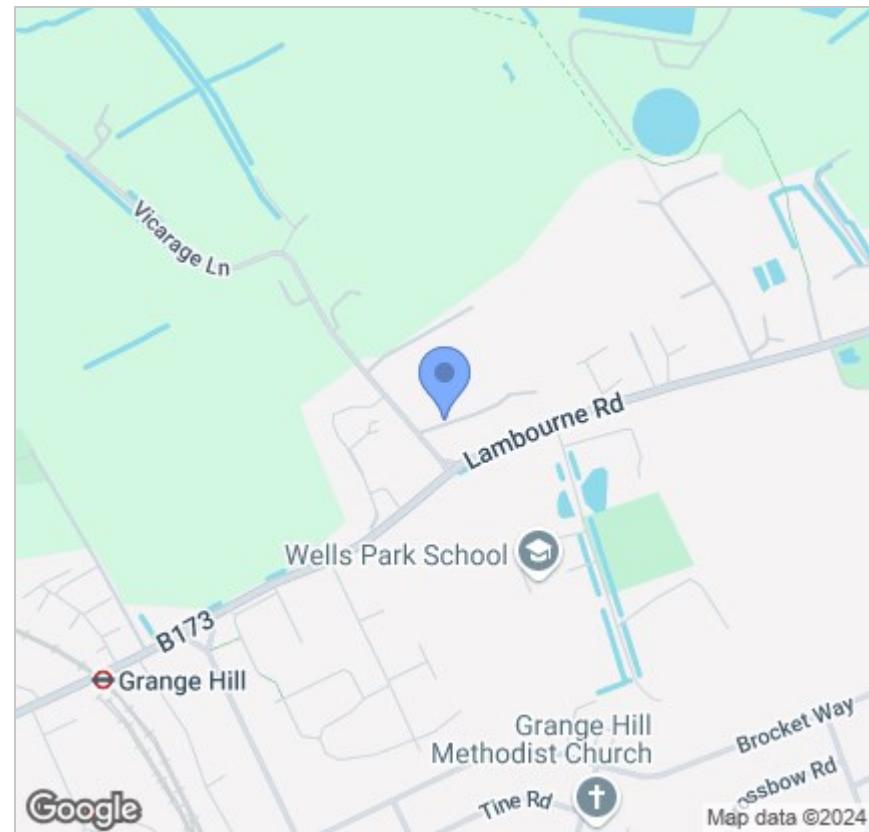
Two Garages



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.