

## Regents Drive, Woodford Green IG8 8RD

**Offers in the region of £635,000**

Discover unparalleled luxury living in this meticulously designed 2 double bedroom duplex apartment, nestled within the prestigious gated enclave of Repton Park on the outskirts of Chigwell.

Elevating your lifestyle across two exquisitely appointed floors, the residence greets you with a grand chandelier-adorned living room seamlessly flowing into a chef's kitchen adorned with top-of-the-line integrated appliances. A convenient downstairs WC adds to the allure of the main floor.

Ascend to the second level to find two generously sized double bedrooms, complemented by a separate walk-in wardrobe and a lavish bathroom featuring a spacious shower cubicle.

Every detail is carefully considered, offering ample storage space throughout to accommodate your every need.

Ensuring both security and convenience, the property includes allocated gated parking for your peace of mind.

Don't miss the opportunity to experience the epitome of refined living. Contact a member of the Birchills Team today to secure your early viewing. With such remarkable features, this exceptional home is sure to be snapped up swiftly.



# Regents Drive, Woodford Green IG8 8RD

- Kitchen
- Double Bedroom
- Living Room
- Double Bedroom
- 2nd floor Bathroom
- 1st Floor WC
- Front Of House

NOT APPROVED FOR CONSTRUCTION FOR PLANNING PURPOSES

EXISTING SECTION C-C  
sc 1:100

EXISTING SECTION D-D  
sc 1:100

<b>JETVIEW PROPERTIES LIMITED</b>		DATE: 21/06/2015		PROJECT: FLAT 3 - LOFT CONVERSION WITH INSERTION OF ROOF LIGHTS		DRAWING NO: 10-13-242	
<small>REGISTERED ARCHITECTS, ENGINEERS &amp; INTERIOR DESIGNERS</small> ARBYLE HOUSE, 3RD FLD, 202, STREET, NOTTINGWOOD HILLS, NOTTINGHAM AND SHREY NG4 6DF TEL: 0115 833 6000 WWW.JETVIEWPROPERTIES.COM		1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL DATES		2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL DATES		PROPOSED SECTIONS C-C AND D-D SCALE: 1:100 DATE: 21/06/2015 DRAWN: 10-13-242 CHECKED: JVA-09	

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PROPOSED SECTION 1-1  
sc 1:50

PROPOSED SECTION 2-2  
sc 1:50

PROPOSED SECTION 3-3  
sc 1:50

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PROPOSED FRONT ELEVATION  
SC 1:100



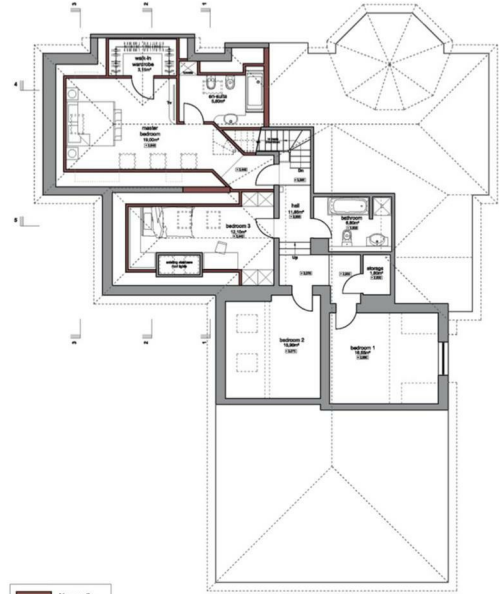
PROPOSED EAST ELEVATION  
SC 1:100



<b>JETVIEW PROPERTIES LIMITED</b> 1, THE GRANARIES 25 TO 30 ROAD IN CONSTRUCTION NORTHWOOD HILLS, NORTHWOOD GREEN, WOODFORD GREEN, MIDDLESEX, M20 9JG 020 892 9000    020 892 9111    info@jetviewproperties.com	1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND STRUCTURAL DRAWS 2. IMAGINARY PROPERTY - NEW ROOF LIGHTS APPROVED (PLANNING APP. NO. 19/02/15)	DATE: 21/09/2015 DRAWN: 59-15-243 CHECKED: JPA-07	PROJECT: <b>FLAT 3 - LOFT CONVERSION WITH INSERTION OF ROOF LIGHTS</b> Flat 3, Arlington House, Regents Drive, Woodford Green, L20 8JG CLIENT: Mr Sid Bakshi	DRAWING TITLE: <b>PROPOSED FRONT ELEVATION AND EAST ELEVATION</b>		
				SCALE: 1:100 DATE: 21/09/2015 DRAWN: 59-15-243 CHECKED: JPA-07	NO. 44 REVISED PA CL	NO. 44 REVISED PA CL

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FOR PLANNING PURPOSES



Legend:  
 [Solid line] New walls  
 [Dashed line] Existing walls

PROPOSED LOFT PLAN  
SC 1:100



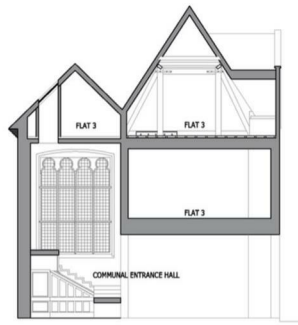
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				SCALE: 1:100 DATE: 21/09/2015 DRAWN: 59-15-243 CHECKED: JPA-07	NO. 44 REVISED PA CL	NO. 44 REVISED PA CL



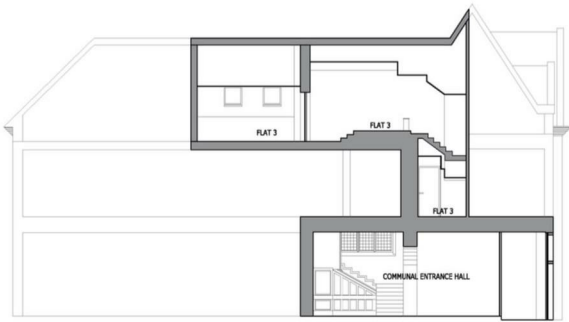
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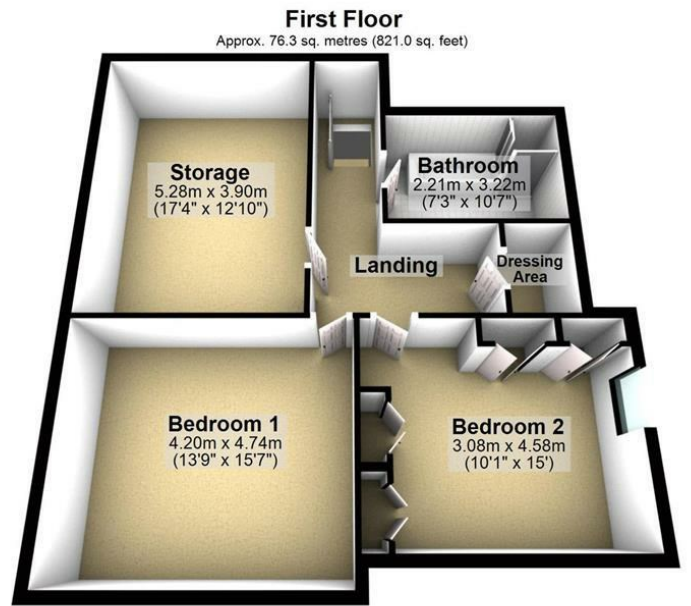
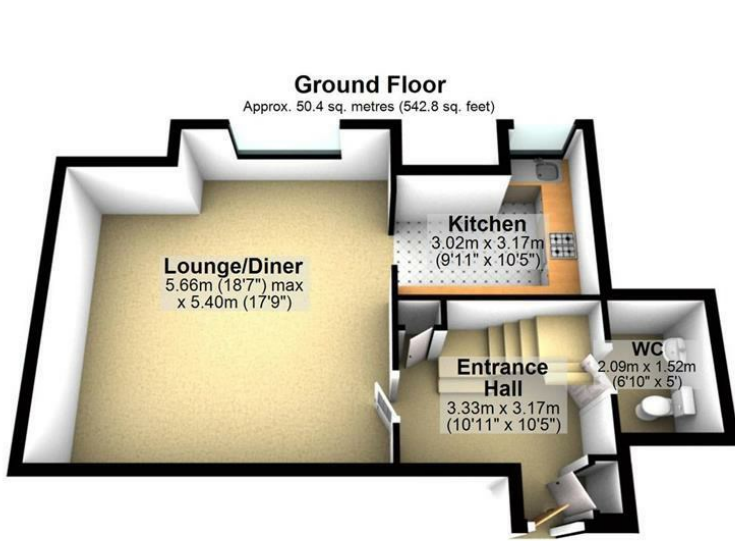
EXISTING SECTION A-A  
sc 1:100



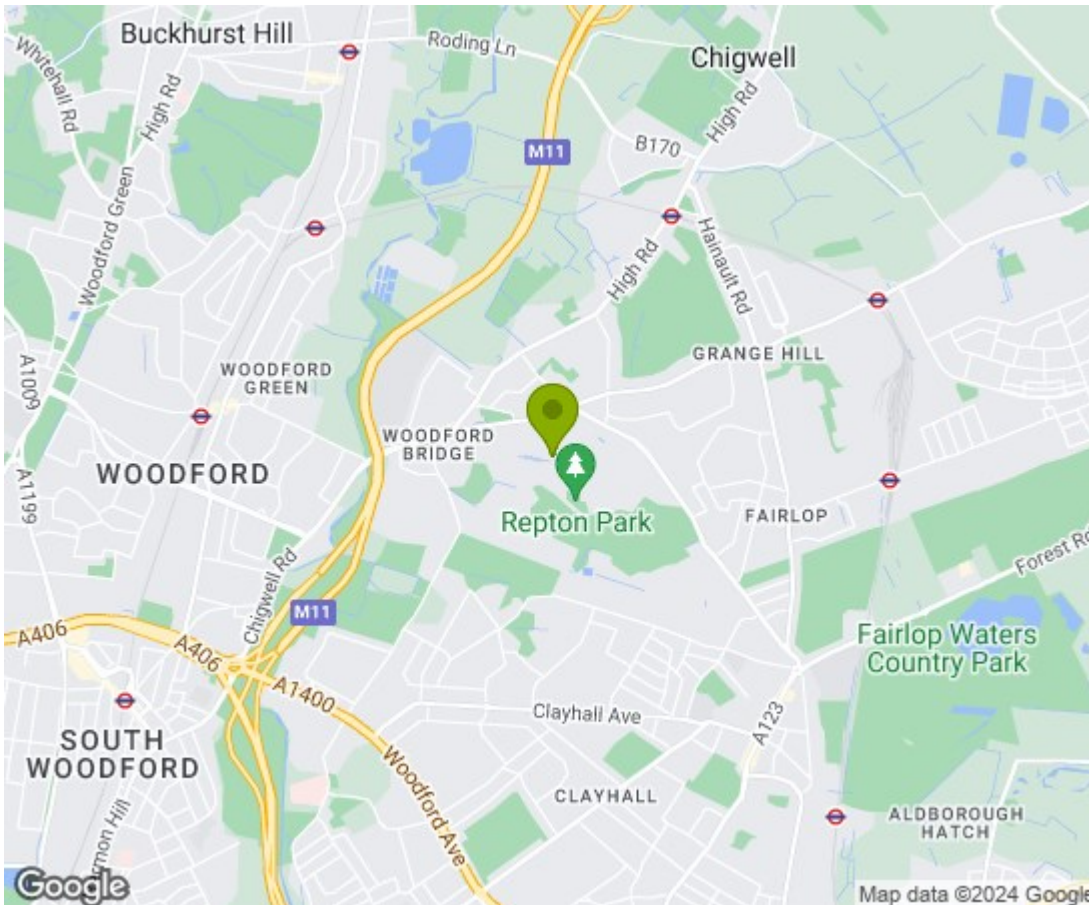
EXISTING SECTION B-B  
sc 1:100



<b>JETVIEW PROPERTIES LIMITED</b> 2, THE OBSERVATORY, 25-27 ABchurch Lane, WOODFORD GREEN, MIDDLESEX, M20 9BQ ABchurch HOUSE, 3RD FLOOR, 202L STREET, NORTHWOOD HILLS MIDDLESEX HA8 3RW 02089 489 100    02089 489 101    02089 489 102	name 2, THE OBSERVATORY, 25-27 ABchurch Lane, WOODFORD GREEN, MIDDLESEX, M20 9BQ	address	description	date	author	FLAT 3 - LOFT CONVERSION WITH INSERTION OF ROOF LIGHTS Flat 3, Arlington House, Regents Drive, Woodford Green, M20 9BQ 19-04-2024 Mr Gail Boddart	description title EXISTING SECTIONS A-A AND B-B	sheet 1 of 1	scale 1:100	author GAB	checker MC
	date 19-04-2024	client 19-04-2024	project 19-04-2024	drawing 19-04-2024	revision 19-04-2024	title 19-04-2024	sheet 19-04-2024	scale 19-04-2024	author 19-04-2024	checker 19-04-2024	date 19-04-2024



Total area: approx. 126.7 sq. metres (1363.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	78
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

