



Lambourne Road, Chigwell, IG7

BUTLER & STAG





**STAMP DUTY - LEGAL FEES -  
REMOVALS PAID - PART EXCHANGE  
OFFERED (T&C's Apply\*)**

**Discover The Canopy, a superb  
collection of 25 luxury two bedroom  
apartments exclusively for the over  
55's. Located within close proximity to  
Chigwell High Street, these  
apartments redefine the possibilities  
of luxurious, low maintenance living.**



**Leasehold**

**Asking Price £635,000**

Exuding a sense of calm and balance, The Canopy and its leafy surroundings welcomes you to the luxury apartment living exquisitely located with views over luscious private woodland.

All fixtures, fittings and materials throughout The Canopy are elegant and simplistic, inspired by Scandinavian design. They harness pale colours, elegant wood and classic stone features to emphasise light, functionality and space. All apartments have underfloor heating systems throughout with wall-mounted digital thermostats in all rooms. As well as media connection hubs in all living and bedrooms enabled for digital HDTV / SKY plus / Sky Q.

Wake up to private views of ancient trees and strike the perfect balance between village convenience and the natural ambience of a leafy retreat. Enjoy a life of health and well-being with Epping Forest on your doorstep, and revel in all that London has to offer with easy access to this vibrant historic capital.

At The Canopy, it's easy to make the most of life with peace of mind that you and your home are well taken care of. Whether you're popping out for some shopping, setting off on a relaxing holiday, easy access to international travel links, combined with the security of the estate and the presence of the Estate Manager, means you can enjoy your time away, worry free with the perfect lock up and leave.

The Canopy's Estate Manager is on hand and committed to ensuring the smooth running of the Estate. Regularly hailed by owners as one of the most significant and positive elements of Cognatum life, the estate managers not only welcome and assist new residents as they are settling in, but continue to be supportive in day-to-day life. Without intruding on residents' privacy, they are always on hand for advice or in an emergency. On-site facilities include; an exceptional roof top terrace, private woodland area, communal socialising areas (located on each floor of the development), lifts to all



## The Canopy , Apartment 21

Approx. Gross Internal Area 101.1 Sq M ( 1088 Sq Ft )

BUTLER & STAG



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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.

Prepared on behalf of Butler & Stag Land and New Homes

If you have any further questions please don't hesitate to contact us on the details below

BUTLER & STAG

☎ 020 4542 2999

🏠 12 Coppice Row Theydon Bois, Essex, CM16 7ES

✉ enquires@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)