

SPANBROOK, HIGH ROAD
CHIGWELL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Generous third floor apartment offering 1127 sq. ft. of accommodation | Highly regarded development, one of only properties of this size in the development | Superb lounge / dining room with balcony | Separate kitchen with integrated appliances | Two good size double bedrooms with fitted wardrobes | Contemporary shower room plus guest cloakroom | Garage en bloc | Brook Parade and Central Line Station a stroll away | Council Tax band E /EPC rating C

Price Range
£490,000 to
£510,000



This generously proportioned two bedroom, two bathroom apartment situated in the highly regarded Spanbrook development with the boutique shops and cafes of Brook Parade on the doorstep. Features include a lift facility, garage en bloc and much more - must be viewed to appreciate the spacious proportions. This property could suit a host of buyers from downsizers, first time buyers or investors that want to own a property in a premium location with excellent transport links, shops and green spaces. Offered chain free.

Location Spanbrook is located in the heart of Chigwell, ideally situated for Brook Parade's array of independent boutique shops, cafes and restaurants. For commuters, the Central Line station and bus routes are moments away and for drivers the major road links are also easily accessible. Families are also drawn to the area due to a good mix of both state and independent schools and leisure pursuits are well provided for with its local golf course, David Lloyd Leisure Centre and Hainault Forest Country Park.

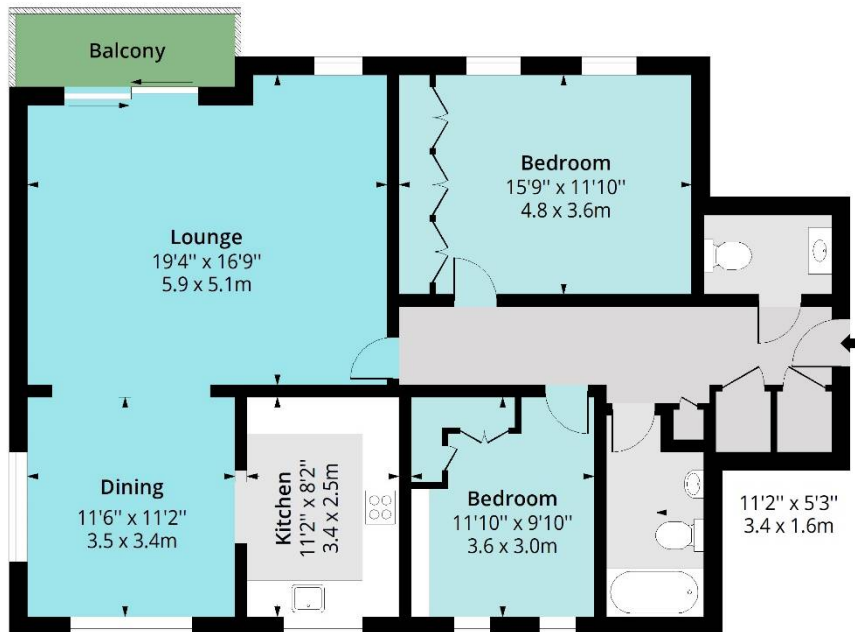
Accommodation The welcoming hall is positioned centrally with plenty of useful storage cupboards and access to rooms. The lounge / dining room is spectacular with windows to three aspects and a furnishable balcony enjoying elevated views, this room measures over 28ft x 19ft, so plenty of room for seating and dining, perfect for hosting gatherings. The separate kitchen is accessed via this room and is fitted with integrated hob, extractor, fridge/freezer and a space for washing machine plus lots of storage options. The bedrooms are doubles with fitted wardrobes, the main having extra space. Both are served by a contemporary shower room with double shower, matching suite and is fully tiled. There is also a guest cloakroom, fitted with a Japanese style w/c and a large vanity sink with storage. Further features include gas central heating, secure phone entry and a lift facility.

Exterior There are well maintained communal grounds, visitor parking and this property is being sold with a garage en bloc measuring 19'3 x 10'0.

Agent's Note We have been informed by the sellers that the lease term remaining is 127 years, service charge is presently £2,572 per annum and ground rent £150 per annum.

Spanbrook IG7

Approx. Gross Internal Area 1127 Sq Ft - 104.70 Sq M
Approx. Gross Balcony Area 47 Sq Ft - 4.37 Sq M



Third Floor

Floor Area 1127 Sq Ft - 104.70 Sq M

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Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

Date: 19/3/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 20th March, 2026