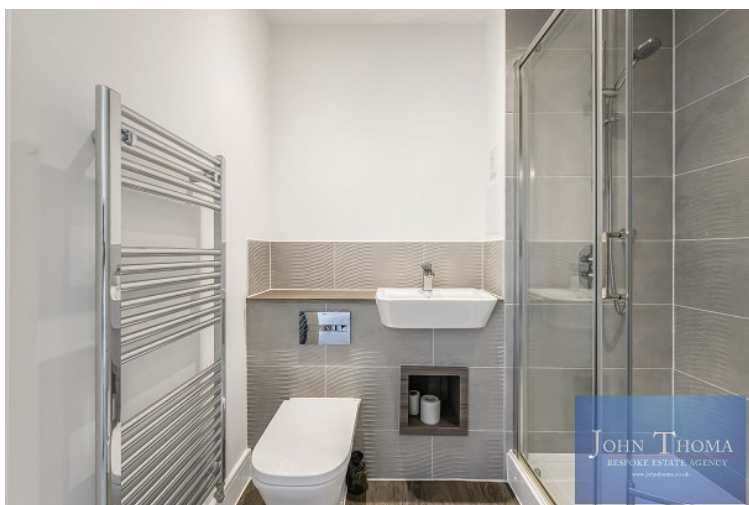
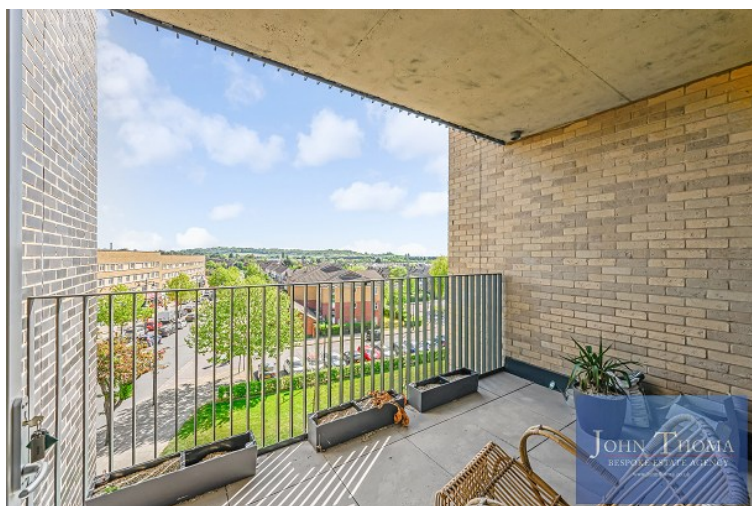




A stunning two double bedroom apartment which is offered "chain free", this spacious apartment is on the third floor with a south facing balcony.

The apartment is beautifully finished throughout and is 791.1 sq ft in size with an open plan bespoke fitted kitchen-living-dining room measuring 23' 5" x 18' 9".

Hynholt House, Chigwell



- ◆ This spacious chain free apartment is on the third floor with a south facing balcony
- ◆ The apartment is beautifully finished throughout and is 791.1 sq ft in size
- ◆ Open plan bespoke fitted kitchen-living-dining room measuring 23' 5" x 18' 9"
- ◆ The principle bedroom measures 12' 10" x 10' 5" with a modern en-suite shower

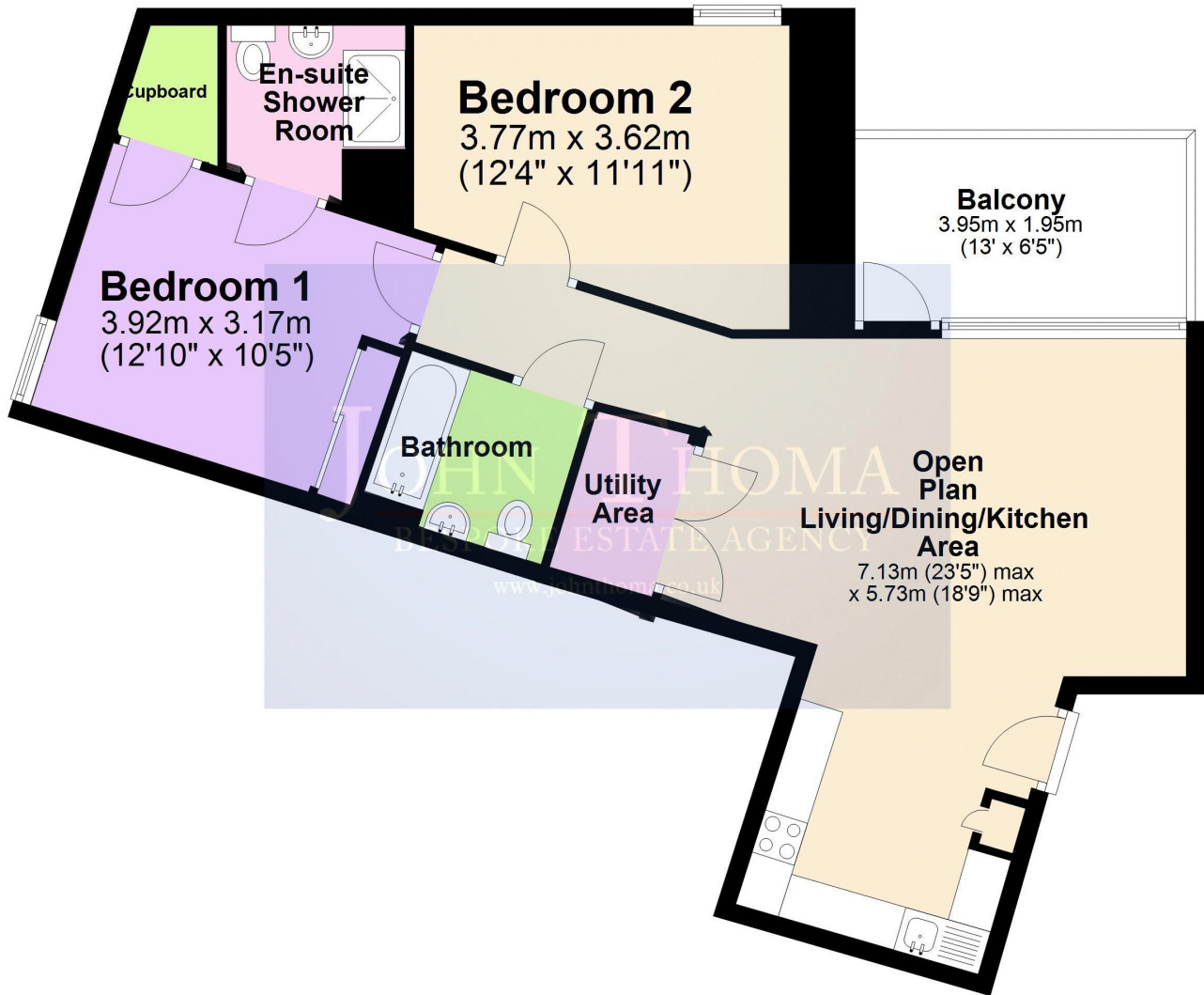
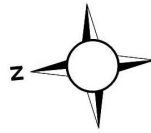
- ◆ There are fitted wardrobes and a large fitted cupboard in the principle bedroom
- ◆ Bedroom two measures 12' 4" x 11' 11" and there is a modern bathroom
- ◆ There is a lift & stairs to all floors, a communal courtyard and a parking space
- ◆ The property is a short walk to a central line station and local amenities



Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

Approx. 73.5 sq. metres (791.1 sq. feet)
(excluding Balcony)



Total area: approx. 73.5 sq. metres (791.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Estate Charge – Approx. £437 per annum

Service Charge – Approx. £1090 per annum

Lease Remaining - 993 years

Council Tax Band: D (Redbridge)

[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

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