

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	56	64	42
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Trotwood, Chigwell, IG7

Chain Free | Well Presented | Second Floor | Close Proximity to Grange Hill and Hainault Stations
Two Bedrooms | Entry Phone | Spacious Living Room | Ample Parking

Asking Price: £215,000 Contact: 0208 550 0088

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



Trotwood, Chigwell, IG7

PRICE REDUCTION....Hunters Barkingside offer for sale this fantastic investment opportunity with this well presented chain free two bedroom second floor flat in close proximity to both Grange Hill and Hainault underground stations. The lease remaining is around 62 years (which has been reflected in the asking price).

Entrance Hallway 5'2" x 6'6"
Lounge 16'6" x 11'4"
Kitchen 8'8" x 9'5"
Bathroom 6'10" x 5'7"
Bedroom One 11'5" x 13'5"
Bedroom Two 9'1" x 7'0"

The property has recently had new double glazing installed and has been well maintained, benefits include a large reception room, large master bedroom, large loft area for storage, ample parking. This property would ideally suit investors, first time buyers, or someone looking to downsize. Early viewings are recommended, therefore to book a viewing please call a member of the sales team.

Dimensions are approximate and are for guidance only as are the floor plans which are not to scale and their accuracy cannot be confirmed. No electrical appliances or the boiler have been tested by Hunters Barkingside

ENTRANCE HALL

1.57m (5' 2") x 1.98m (6' 6")

LOUNGE

5.03m (16' 6") x 3.45m (11' 4")

KITCHEN

2.64m (8' 8") x 2.87m (9' 5")

BATHROOM

2.08m (6' 10") x 1.70m (5' 7")

BEDROOM ONE

3.48m (11' 5") x 4.09m (13' 5")

BEDROOM TWO

2.77m (9' 1") x 2.13m (7' 0")

OPENING HOURS

Monday - Friday: 9am - 6pm
Saturday: 9am - 5pm
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

