



ATRIUM

CHURCHILL
estates



Lower Queens Road, Buckhurst Hill

Asking Price £377,300

Tenure : Leasehold

Floor Area : 807.00 sq ft


Local Authority : Epping Forest

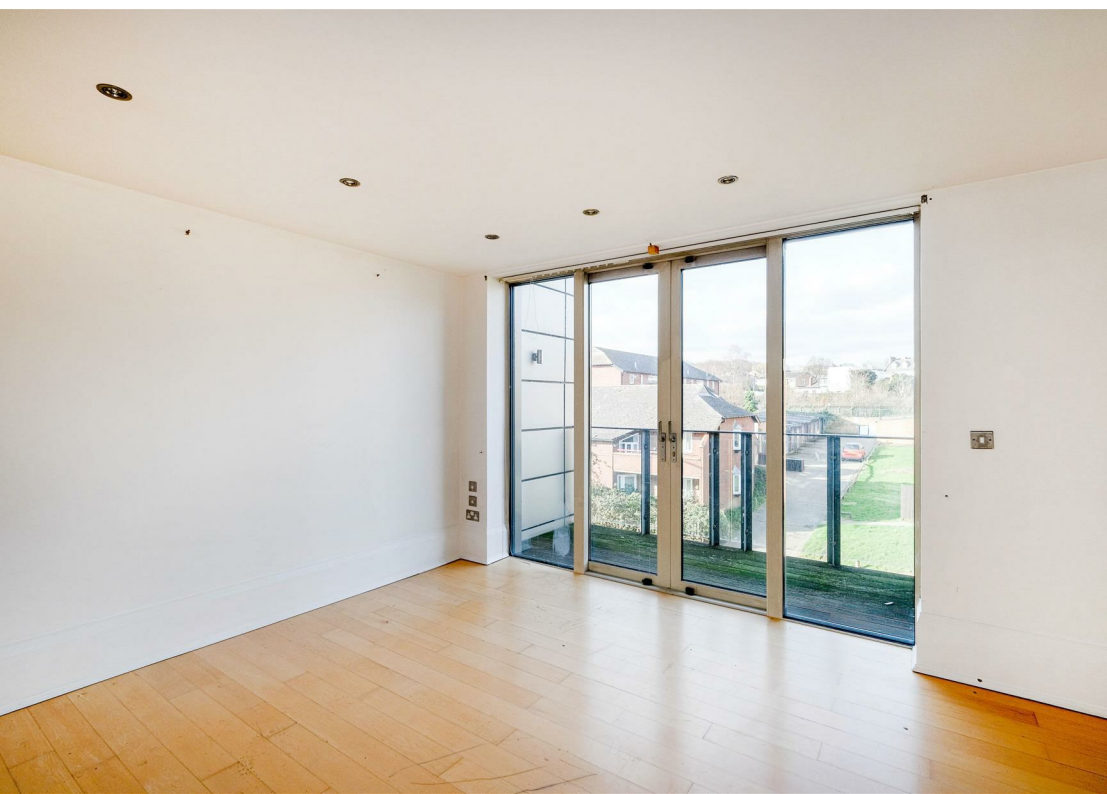
Council Tax Band : E

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Located in the heart of Buckhurst Hill, Churchill estates are pleased to bring to the market this spacious two double bedroom second floor apartment. Perfectly positioned just 0.1 miles from Buckhurst Hill Central Line Station which offers frequent services into the City and West End. Queens Road is also just as close by where you will find an array of restaurants, cafes, independent retailers and Waitrose Supermarket.

Boasting just over 800sqft the property offers spacious accommodation throughout and plenty of natural light. Perfect for entertaining is an open plan living/kitchen/dining room complete with a modern fitted kitchen, utility cupboard and your own private balcony. Both double bedrooms are generous in size complete with built in storage, with the master bedroom benefitting from a modern shower ensuite and secondary access to the private balcony. Also accessed via the welcoming entrance hall are two storage cupboards and a family size bathroom. Further benefits include lift access, private allocated parking, video entry system and is being offered on a chain free basis.

Service charge: £3,400.00 per annum
Ground rent: £250.00 per annum
Lease: 108 years remaining
EPC Rating - B





White high-gloss kitchen cabinets on the left side, featuring a built-in coffee machine and a sink area.

White high-gloss kitchen cabinets in the background, including upper and lower units.

A large, cylindrical stainless steel range hood with a glass top, mounted above the island.

A central kitchen island with a white countertop and a light wood base, topped with a glass surface.

Three cream-colored leather bar stools with stainless steel bases, positioned around the island.

A window above the left-side cabinets, providing natural light.

A window above the background cabinets, providing natural light.

A vertical stainless steel decorative element mounted on the wall.

A small wooden shelf mounted on the wall.

A recessed ceiling light fixture.

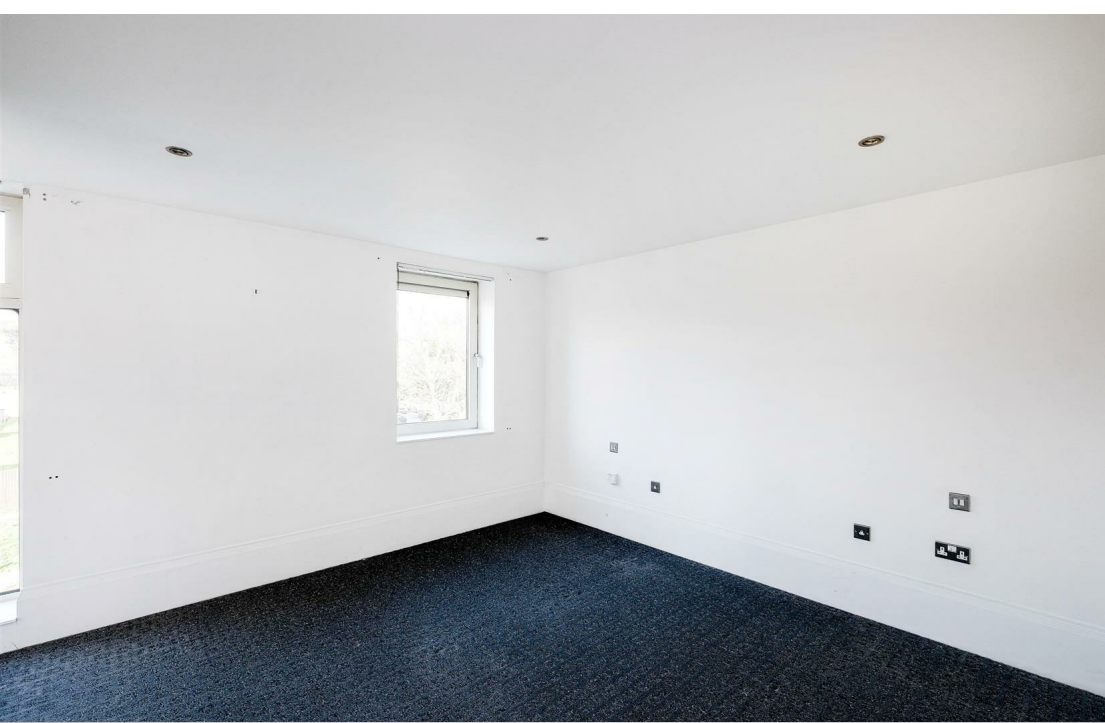
A recessed ceiling light fixture.

A recessed ceiling light fixture.

A recessed ceiling light fixture.

A light switch on the left wall.

Small handwritten mark or number on the left wall.

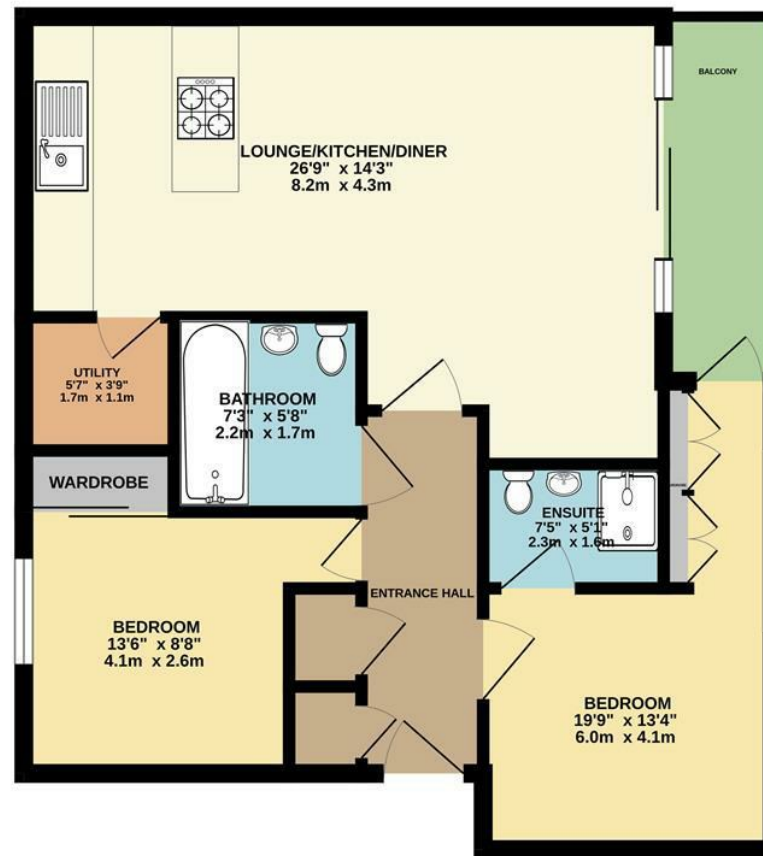


- Moments From Buckhurst Hill Central Line Station
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Family Size Bathroom
- Lift Access
- Roding Valley Nature Reserve Close By
- Open Plan Living/Kitchen/Dining
- Private Balcony
- Allocated Parking
- Chain Free





SECOND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 504 2222**

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