



This floor plan shows a 3-bedroom house with a balcony. The layout includes a central entrance hall leading to three bedrooms, a bathroom, an ensuite, a utility room, a wardrobe, and a lounge/kitchen/diner area. A balcony is located off the lounge/kitchen/diner area.

**Rooms and Dimensions:**

- LOUNGE/KITCHEN/DINER:** 26'9" x 14'3" (8.2m x 4.3m)
- BEDROOM:** 19'9" x 13'4" (6.0m x 4.1m)
- BEDROOM:** 13'6" x 8'8" (4.1m x 2.6m)
- BEDROOM:** 7'7" x 9'1" (2.3m x 1.6m)
- BATHROOM:** 7'5" x 5'8" (2.2m x 1.7m)
- UTILITY:** 8'7" x 5'8" (1.7m x 1.1m)
- WARDROBE:** (Attached to Utility)
- ENSUITE:** 7'7" x 9'1" (2.3m x 1.6m)
- ENTRANCE HALL:** (Central hallway)
- BALCONY:** (Attached to Lounge/Kitchen/Diner)

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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 en-suite 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

