

TOTAL FLOOR AREA: 721sq ft (67.0 sq.m.) approx.  
While 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.  
Made with floorplan 6/2024

**Palmerston Road, Buckhurst Hill, IG9 5NS**  
Asking Price £435,000 Leasehold - Share of Freehold

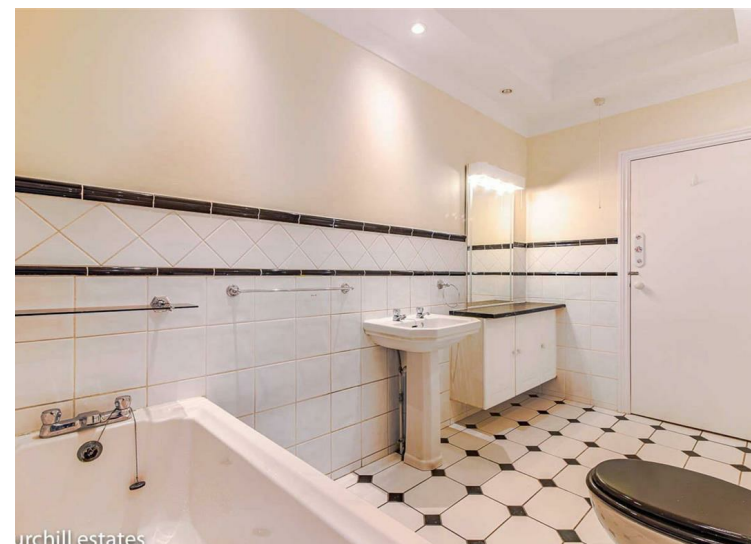
Council: Epping Forest | Council Tax Band: D | Floor Area: 721.00 sq ft

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.





Situated in the heart of Buckhurst Hill, this property is situated only an 8 minute walk from Buckhurst Hill central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Queens Road with its bars, restaurants and shops and further benefiting from good vehicular access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by.

The property is situated on the ground floor and is offered on a chain free basis. The property offers a spacious lounge, large entrance hall, own courtyard garden, two double bedrooms, en suite shower room to the master bedroom, a large family bathroom and separate kitchen. There are also two allocated parking spaces one to the front and one to the rear of the property.

Share of freehold - 98-year lease remaining  
Service charge: £3,245.00

