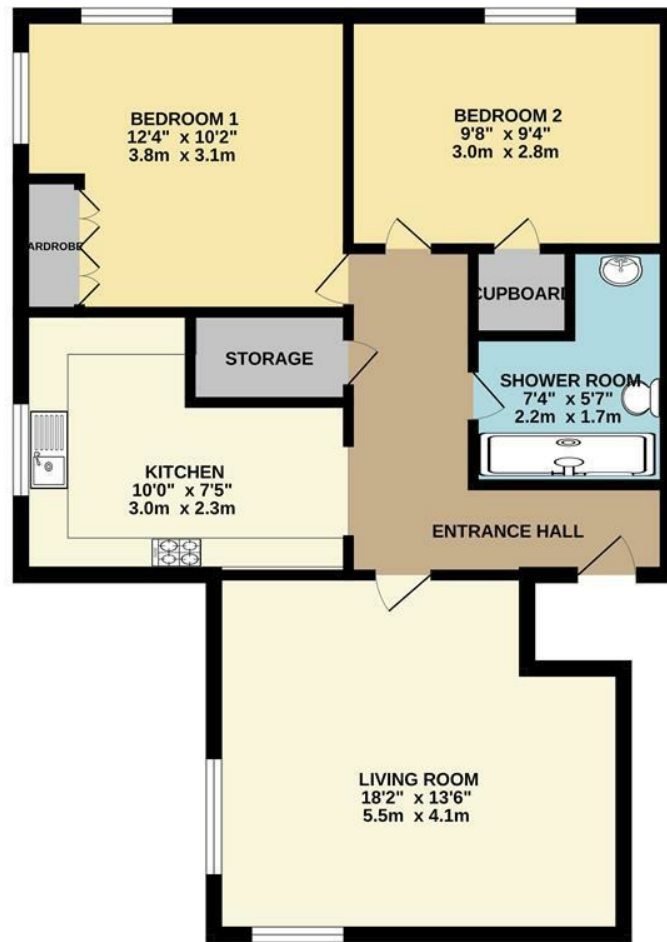


GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



**CHURCHILL**  
estates

Makinen House, Buckhurst Hill, IG9 5NZ  
Asking Price £375,000 Leasehold - Share of Freehold

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

TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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Share of freehold: 984 year lease  
Service charge: £2419 per annum ( can be paid monthly )  
Council tax band: D  
EPC: D

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.



**CHURCHILL**  
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Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**





Located in a sought-after location you are offered this charming apartment which offers a fantastic opportunity for both first-time buyers and investors alike. With its convenient proximity of just 0.2 miles to Buckhurst Hill Central Line and within walking distance to Queens Road and various amenities, this property truly embodies the essence of comfortable and accessible living. Boasting a share of freehold with a long lease, a garage en bloc, and being offered with no chain, this flat presents a rare opportunity in the market. The property features a spacious lounge with dual aspect windows, providing ample natural light, and a fully fitted kitchen, the two double bedrooms offer versatility and comfort, making this flat ideal for those looking to make their mark on a property or seeking a lucrative investment opportunity.

Lease: 984 years | Service charge: £2419 per annum

