



WARNING  
LOW HEADROOM 2.8M

17-25

**CHURCHILL**  
estates





# Whitehall Lane, Buckhurst Hill

Price Guide £375,000

Tenure : Leasehold

Floor Area : 796.54 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



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







£375,000 - £385,000

This charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 797 square feet, this first-floor residence features two generously sized double bedrooms, each equipped with fitted wardrobes, providing ample storage for your belongings. The spacious lounge is bathed in natural light, thanks to large windows that overlook the well-maintained communal gardens, creating a serene atmosphere perfect for relaxation or entertaining guests. The modern family bathroom is thoughtfully designed, ensuring both style and functionality. The fully fitted kitchen is a practical space which offers plenty of worktop surfaces and cupboard space. This property boasts a long lease of 900+ years and is offered chain-free, making it an attractive option for first-time buyers, investors or even someone who is downsizing. Residents will appreciate the convenience of having plenty of parking, as well as the beautifully kept communal gardens, which provide a lovely outdoor space to enjoy. Located just 0.8 miles from Buckhurst Hill Central Line station, this flat offers excellent transport links to London and beyond, making it ideal for commuters. Furthermore you are within reach of the popular Queens Road which offers an array of amenities such as cafes, restaurants, boutiques and a Waitrose supermarket. With its appealing features and prime location, this property is a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area.











- Chain free
- Residents parking
- Two double bedrooms
- Modern throughout
- Good public transport links nearby
- Long lease
- First floor
- Spacious lounge
- Fully fitted kitchen
- Amenities within easy reach

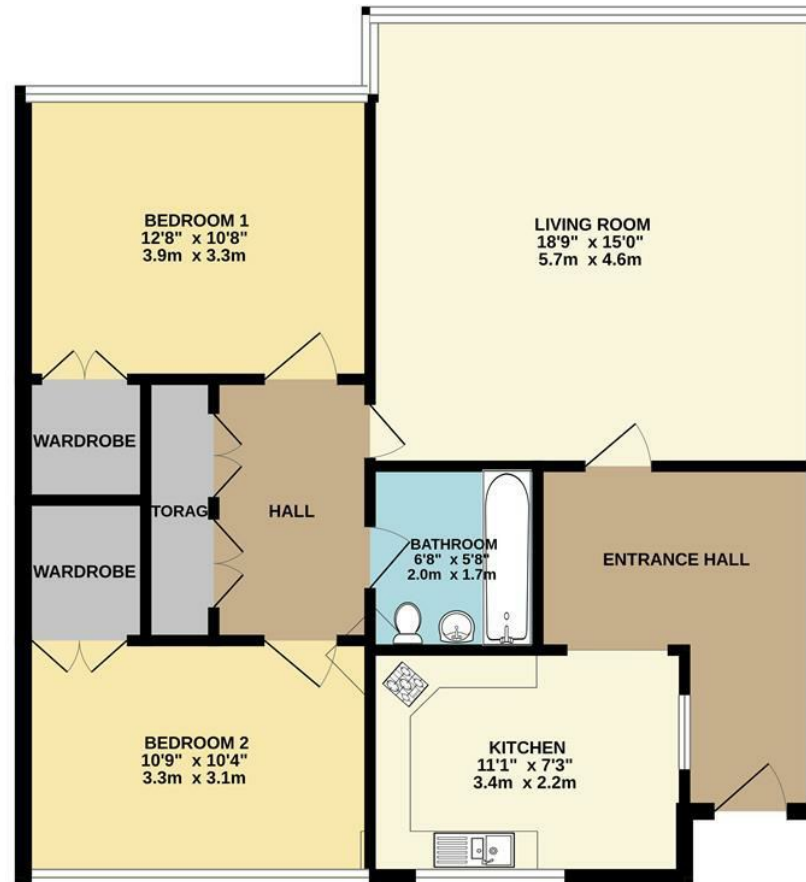








FIRST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 796sq.ft. (74.0 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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