



## Palmerston Road, Buckhurst Hill, IG9 5LW

Offers In Excess Of £489,995

- One Bedroom Ground Floor Apartment
- AEG Integrated Appliances, Quartz Worktops & Quooker Tap
- Bedroom With Built In Wardrobes & Balcony
- In Date Builders Warranty
- Open Plan Kitchen/Dinning/Living Room
- Underfloor Heating Throughout
- Allocated Underground Parking Space
- Large private garden terrace



# Palmerston Road, Buckhurst Hill, IG9 5LW

Nestled in the charming area of Buckhurst Hill, this delightful ground floor apartment on Palmerston Road offers a perfect blend of modern living and convenience. Built in 2019, this new build property spans an impressive 621 square feet, providing ample space for comfortable living.

This stylish apartment features a well-appointed open plan kitchen/dining/living room, ideal for relaxation or entertaining guests. The bespoke fitted kitchen is complete with quartz worktops, AEG integrated appliances, "Quooker" tap and waste disposal. The main bedroom is thoughtfully designed with built in wardrobe and access to a private balcony ensuring a peaceful retreat at the end of the day. The fully tiled bathroom is modern with a separate shower and equipped with contemporary fixtures that enhance the overall appeal of the home.

One of the standout features of this property is the large private garden terrace and dedicated underground parking space, a rare find in such a desirable location. Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, making it an ideal choice for those seeking a vibrant community atmosphere.

This flat is perfect for first-time buyers, professionals, or anyone looking to downsize without compromising on quality. With its modern design and prime location, this property presents an excellent opportunity to enjoy a comfortable lifestyle in Buckhurst Hill. Don't miss the chance to make this lovely flat your new home.



Council Tax Band: E

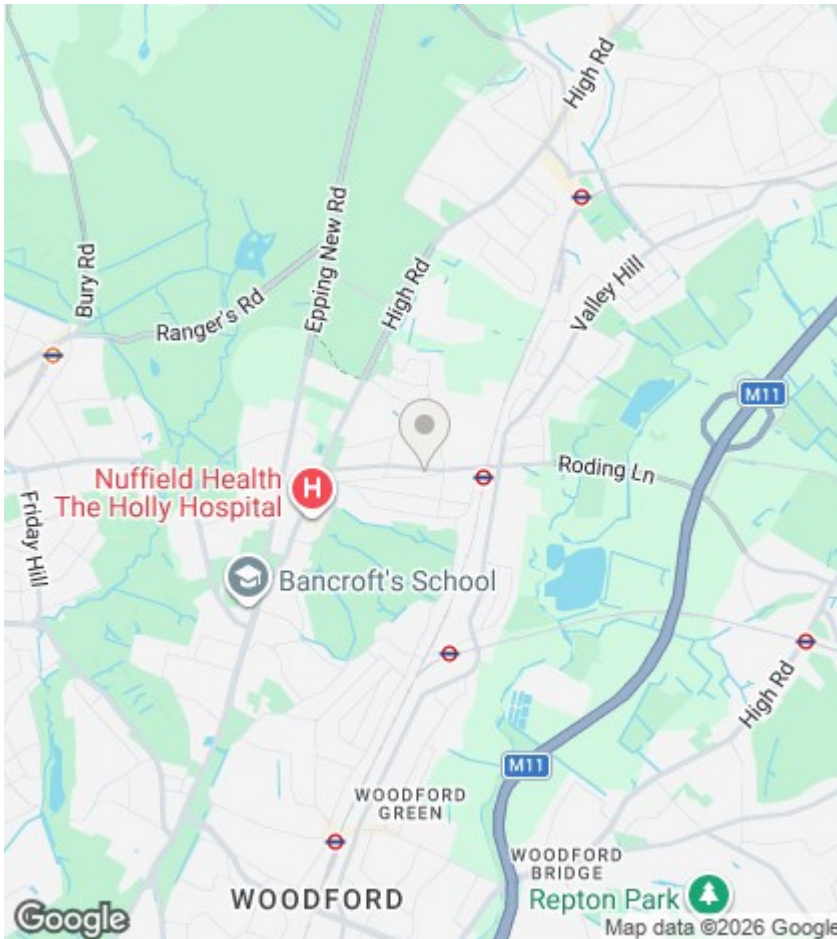



Kitchen/Dining Room  
6.81m x 4.83m (22'4" x 15'10")

Bedroom  
3.58m x 3.61m (11'9" x 11'10")

Bathroom  
1.80m x 2.01m (5'11" x 6'7")

Balcony  
1.98m x 2.01m (6'6" x 6'7")



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>84</b>   | <b>84</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## EPC Rating

B

## Council Tax Band

E

## Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

## Ground Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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