



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

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



FIRST FLOOR
FLOOR AREA
595.78 SQ. FT
(55.35 SQ.M)

The Valkyrie, New Epping Road

Approximate Gross Internal Area = 55.35 sq m / 595.78 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Flat 4, The Valkyrie, 49 Epping New Road, Buckhurst Hill, IG9 5JT

Guide Price £350,000

- 2 bedroom apartment
- Stunning building
- Short walk to Epping Forest
- Balcony
- Short walk to Queens Road
- Gated private parking
- Close to Central Line Station
- Modern bathroom
- Luxury kitchen
- Communal gardens

49 Epping New Road, Buckhurst Hill IG9 5JT

Situated within the heart of Buckhurst Hill is this luxury 2 bedroom apartment. The property offers bright and modern accommodation and benefits from having a balcony, gated parking and is a short walk to Central Line station and Queens Road.



Council Tax Band: E



Guide Price £350,000 - £375,000

This luxury 2 bedroom apartment is has been well maintained by its current owners and forms part of The Valkyrie, which is an eye catching luxury apartment building comprising of six apartments with gated allocated parking. The building has been tastefully designed to its originally period style and is full of character.

This stylish 2 bedroom property has been designed consistently to a high contemporary standard; offering a luxury kitchen with a comprehensive selection of fitted and integrated high performance appliances. The bathroom is beautifully fitted and are tiled in a contemporary style. The finish is carefully considered throughout as are the choice of fittings. The property also benefits from having a balcony overlooking the rear aspect off the second bedroom.

This grand looking building was completed renovated back in 2015 to the highest standard.

Queens Road is within a short walk and has a variety of local restaurants which caters for all tastes. Everyday shopping needs are taken care of by many local shops in Queens Road. The Valkyrie benefits from being in a leafy location with lies very close to Epping Forest. Horse Riding, mountain biking and walking are all popular local pursuits.

The Valkyrie is minutes walk from Buckhurst Hill Station on the Central Line. From there London Liverpool Street is just approx 25 minutes or 9 stops away. City Airport is also easily accessible by changing at Stratford.

Routes out of town are also convenient with easy access by car to the North Circular, M11 and M25 motorway. Stansted Airport is approximately 34 minutes away by car, making the development an ideal 'lock and leave' for buyers who own property abroad.

Set back on the Epping New Road within an attractive established residential area. The Valkyrie is close to all amenities Buckhurst Hill has to offer. Long established as a desirable district on the outskirts of London, Buckhurst Hill offers much to the young professional who need good links into the city and the West End; As too the purchaser who may be considering downsizing.

This attractive apartment is perfect for buy to let investors due to the location being a commuters dream and the rental return achievable.

Leasehold
Lease: 145 years
Service Charge: £2800 per annum
Ground Rent: £250 per annum
EPC - B
Council Tax Band - E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.