

Directions

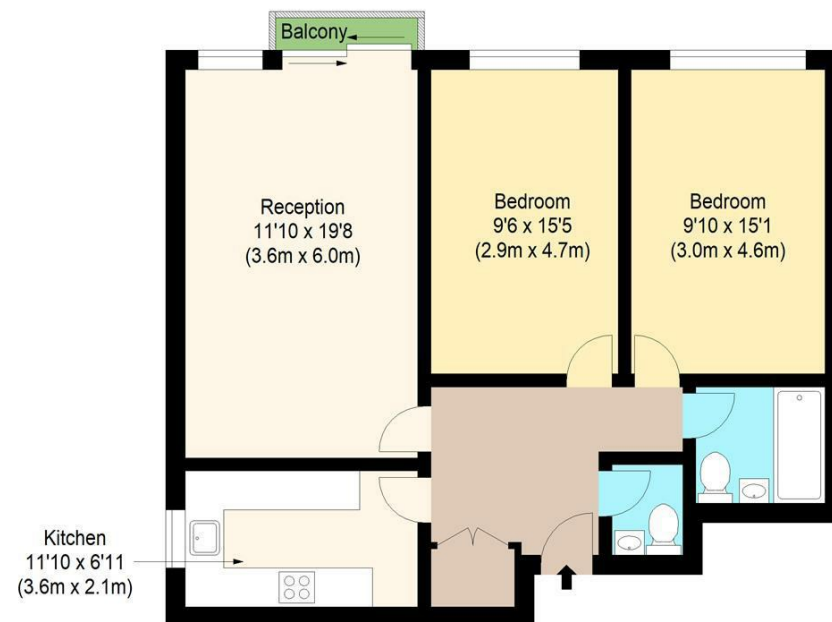
Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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

william rose
Charnwood, IG9

Approximate Gross Internal Floor Area : 76.57 sq m / 824 sq ft
Balcony Area : 1.10 sq m / 12 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/5/2025



739 Charnwood, High Road, Buckhurst Hill, IG9 5HW

Price Guide £400,000

- Share of freehold
- Private balcony off the reception room
- Residents' parking
- Chain-free
- Short walk to Buckhurst Hill Central Line Station
- Two spacious double bedrooms
- Lift access to all floors
- En bloc garage included
- First-floor apartment
- Close to Queens Road shops, cafes, and restaurants

739 Charnwood, High Road, Buckhurst Hill IG9 5HW

Located in the desirable Charnwood development on High Road, this bright and well-presented two-bedroom apartment offers both comfort and convenience in the heart of Buckhurst Hill. Positioned on the first floor and benefiting from lift access, the property features a spacious reception room with access to a private balcony—perfect for enjoying a morning coffee or relaxing in the evening.

 2

 1

 1

 C

Council Tax Band: D



The home includes two well-proportioned bedrooms, a modern bathroom, and a galley-style kitchen with ample storage and worktop space. The layout is thoughtfully designed to maximise space and natural light throughout.

Additional benefits include an en bloc garage, residents' parking, well-maintained communal areas, and the convenience of lift access. The property is being sold chain-free, making for a smoother and quicker purchase process. The property also benefits from a share of freehold, adding long-term value.

The apartment is just a short walk from Buckhurst Hill Central Line station, offering swift connections to London and beyond. The vibrant Queens Road, with its charming array of independent shops, cafés, and essential amenities, is equally close, making errands and leisure effortless. This home perfectly balances peaceful suburban living with excellent urban connectivity.

Buckhurst Hill is a popular and well-connected suburb on the edge of Epping Forest, offering a perfect balance of green space and local amenities. The vibrant Queens Road is the heart of the area, lined with boutique shops, cafes, restaurants, and a Waitrose.

Buckhurst Hill Central Line Station is just a short walk away, providing direct access to Central London, making it ideal for commuters. The M11 and North Circular are also nearby for easy road links.

With excellent schools, access to Epping Forest, and a strong community feel, Buckhurst Hill is a fantastic choice for families, professionals, and downsizers alike.

Property Information / Disclaimer

SHARE OF FREEHOLD
Lease Length: 122 years remaining (approx.)
Service Charge: £2,500 per annum.
Ground Rent: £0 per annum

EPC Rating: C
Council Tax Band: D

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.