

Daniel  
Frank





## 20 Makinen House Palmerston Road Buckhurst Hill, IG9 5NZ

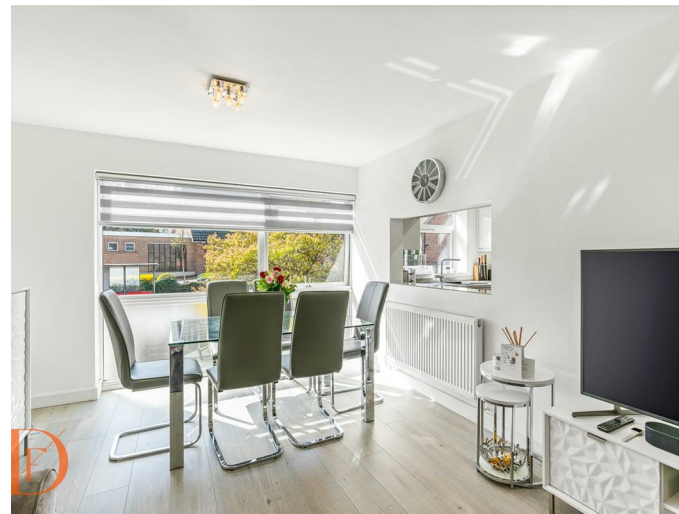
A stunning two bedroom first floor apartment presented in show home condition.

This well proportioned apartment comprises of an entrance hall, large storage cupboard, a bright lounge/dining area, a modern fitted kitchen with integrated appliances, two double bedrooms both with built in wardrobes, a contemporary bathroom and a separate toilet.

Further benefits include a secure entry phone system, shared parking and a share of the freehold.

The development is conveniently positioned just 0.2 miles from Buckhurst Hill Central Line Station, providing easy access into The City and West End. The area has several excellent private and public schools that are both primary and secondary level. Knighton Woods, Epping Forest and Roding Valley Nature Reserve are all close by offering multiple areas to go for a bike ride, a run, or a Sunday stroll. Queens Road is within walking distance with many boutique shops, restaurants, cafes and Waitrose supermarket.

**Tenure** Leasehold - Share of Freehold  
**Council** Epping Forest Council





Your Next Chapter



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## First Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(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	