

HIGH ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Upper ground floor Victorian conversion | Stunning bay fronted reception room with fireplace | Great size bedroom with fitted storage | High ceilings, picture rails, ceiling roses | Contemporary shower room | Decked terrace off the kitchen | Off street parking | Excellent location for Queens Road & Epping Forest | EPC rating D63 / Council Tax band B

**Offers over  
£350,000**





Offering a stylish mix of both period and contemporary features is this superb Victorian upper ground floor one bedroom conversion. Features include a delightful sitting room, great size bedroom, both with wonderfully high ceilings, a contemporary shower room, and a recently fitted kitchen opening onto a decked terrace.

### Location

This apartment is ideally positioned for Queens Road, with its range of boutique shops, cafes and restaurants, along with a Waitrose Supermarket. The Central Line Station is a walk away, with direct links to the City, West End, Westfield and Canary Wharf, whilst for road users the M25, M11 and routes into London are close by. The area is well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs, with a David Leisure Centre close by.

### Interior

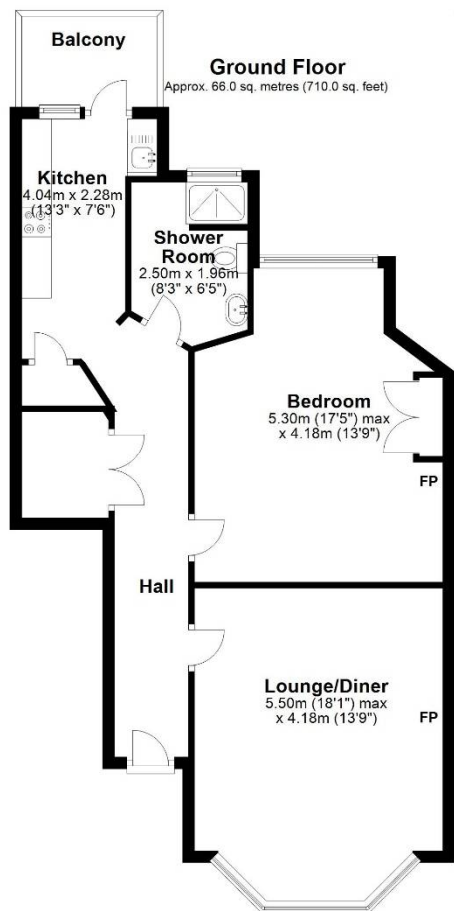
This upper ground floor apartment has its own entrance from the communal lobby, opening into a spacious hall with wooden flooring, column radiator, high ceiling and a handy under stairs cupboard. The principal reception room is a stunning space, amply proportioned with room to both entertain and relax. There is an open cast iron fireplace with limestone surround, traditional sash bay window, ornate coving, ceiling rose and Herringbone wood flooring. The bedroom, to the rear aspect, with its similar wooden flooring, is a superb size, measuring some 17ft x 13 with plenty of built in storage and a window seat overlooking the gardens. Off the hall is a stylish modern shower room with underfloor heating and a white suite. The kitchen is to the rear of the property and has recently been updated with base and wall mounted units with wooden work surfaces and space for appliances. The real bonus is the door from the kitchen which opens onto a raised deck - perfect for a morning coffee or your favoured evening tippie!

### Exterior

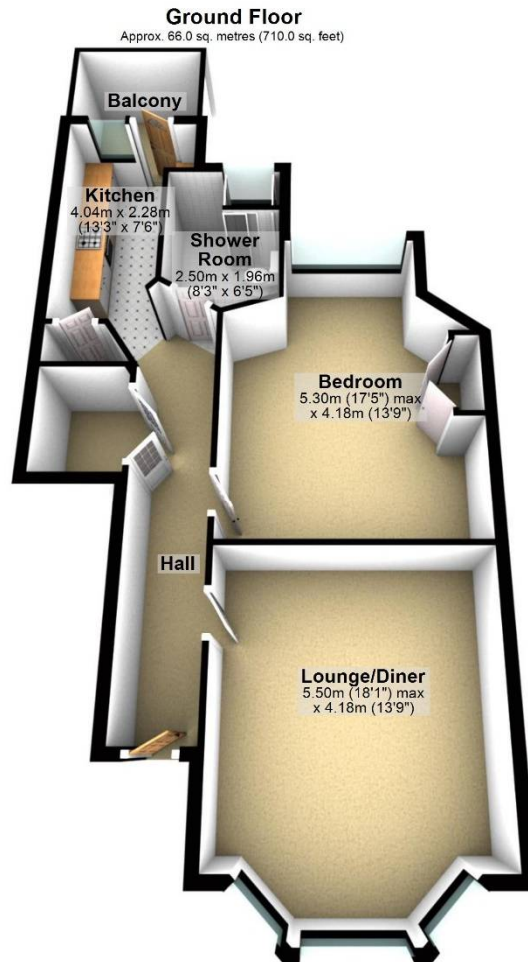
To the front of the property is a large area of off street parking for residents. As mentioned, to the rear of the property, off the kitchen, is a raised deck, with space for a table to catch the morning sun.

### Agent's note

We are told by the vendor that the flat is to be sold with an unexpired lease of 88 years, with a £50 per year ground rent payable. We are waiting for confirmation of the latest annual service charge figure, but in recent years it has been set at around £1,350 per year.



Total area: approx. 66.0 sq. metres (710.0 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 13th September, 2023