

HIGH ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Spacious two bedroom, two bathroom apartment | Highly sought after development | Superb open plan kitchen/living space | West facing balcony with stunning views | Principal bedroom with en suite | Communal terrace & gardens | Secure gated parking with allocated space | Offered with no onward chain | Superb location in the heart of Buckhurst Hill | EPC rating C72 / Council Tax band E

**Guide Price**  
**£395,000**



A wonderfully spacious second floor two bedroom, two bathroom apartment located in the heart of Buckhurst Hill. The property is well presented throughout with many features including a superb open plan kitchen / living space with balcony access, principal bedroom with en suite, cafe style shutters and a secure entry system.

### **Location**

Shore Point is a private development of apartments situated in the heart of Buckhurst Hill, just a stone's throw from Queens Road, the Central Line and local state and independent schools. Buckhurst Hill is a particularly sought after area, not only due to its schools, but also its transport links, trendy shops and Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf, Westfield Shopping Centre and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

### **Interior**

The accommodation consists of a welcoming entrance hallway with a large storage cupboard. The open plan kitchen / living room is a wonderful space for entertaining; a bright and airy room with a stylish fitted integrated kitchen with matching island, sitting and dining area with direct access to the balcony. The two bedrooms are both doubles, the principal bedroom having bespoke fitted wardrobes and an en suite shower room with contemporary fittings. There is also a family bathroom with a similar white suite.

### **Exterior**

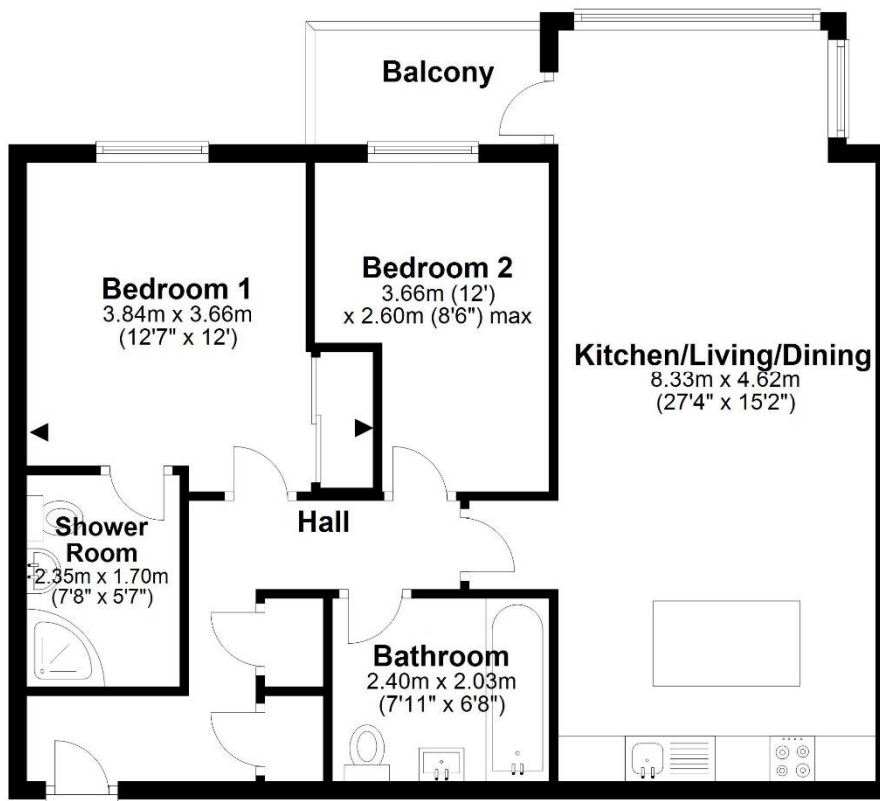
There is direct access to the balcony from the living area and a further communal terrace accessed from the ground floor - perfect for socialising with friends. The property benefits from an allocated parking space in a secure gated car park and there is a communal garden area to the rear of the building.

### **Agents' note**

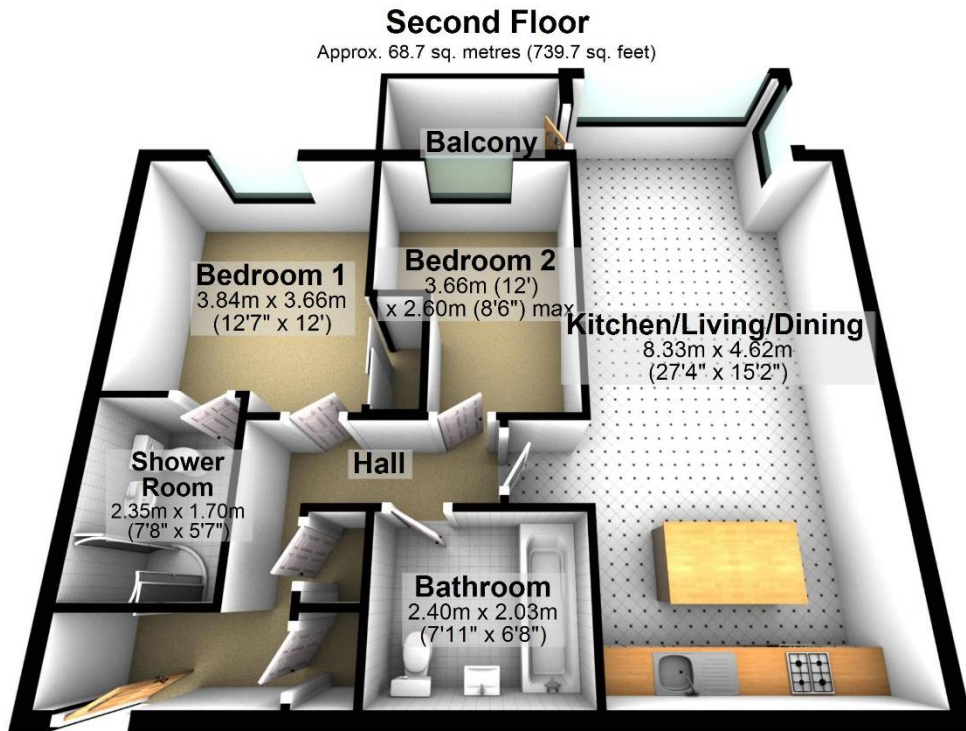
We are informed by the vendors that the lease has in the region of 979 years remaining. There is an annual ground rent payable of £537.99 and the present service charge is £3,129.40 per annum.

## Second Floor

Approx. 68.7 sq. metres (739.7 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 20th May, 2024