

PALMERSTON ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Wonderfully spacious top floor apartment | Two double bedrooms | Modern integrated kitchen | Generous lounge / dining room | West facing balcony | Contemporary bathroom | Share of the freehold | Garage en bloc | Excellent location for Queens Road & Central Line | EPC rating C71 / Council Tax band D

Guide Price
£435,000



A wonderfully spacious two bedroom top floor apartment forming part of this well respected private development. The apartment offers a spacious entrance hall / study area, two double bedrooms, a good size fitted kitchen and a lounge / dining room opening onto a west facing balcony. There are communal gardens and parking, and this flat is sold with a garage en bloc and a share of the freehold.

Location

The Green is a beautifully maintained private development which is ideally positioned right in the heart of Buckhurst Hill. Just a short walk from the boutique shops, cafes, restaurants and Waitrose in Queens Road; and the Central Line station at Buckhurst Hill with its direct access to the City, West End and Canary Wharf. Buckhurst Hill is particularly well served with both state and independent primary schools, all within walking distance, and being surrounded by Epping Forest you would never be short of leisure pursuits.

Interior

The apartment's spacious accommodation commences with a welcoming entrance hall with plenty of storage and an excellent study area to work from home. The lounge / dining room is a great size, a naturally bright and airy room which opens onto the west facing balcony, perfect for the afternoon and evening sun. The integrated kitchen is fully fitted with an extensive range of cream units with contrasting worktops and ample space for storage. The bathroom is similarly modern with a white suite, fully tiled with complementary fittings. The two well appointed bedrooms are both doubles with a neutral decor and fitted wardrobes. Other features include a secure entry system, double glazing, under floor heating and on the ground floor each flat has a very useful storage cupboard.

Exterior

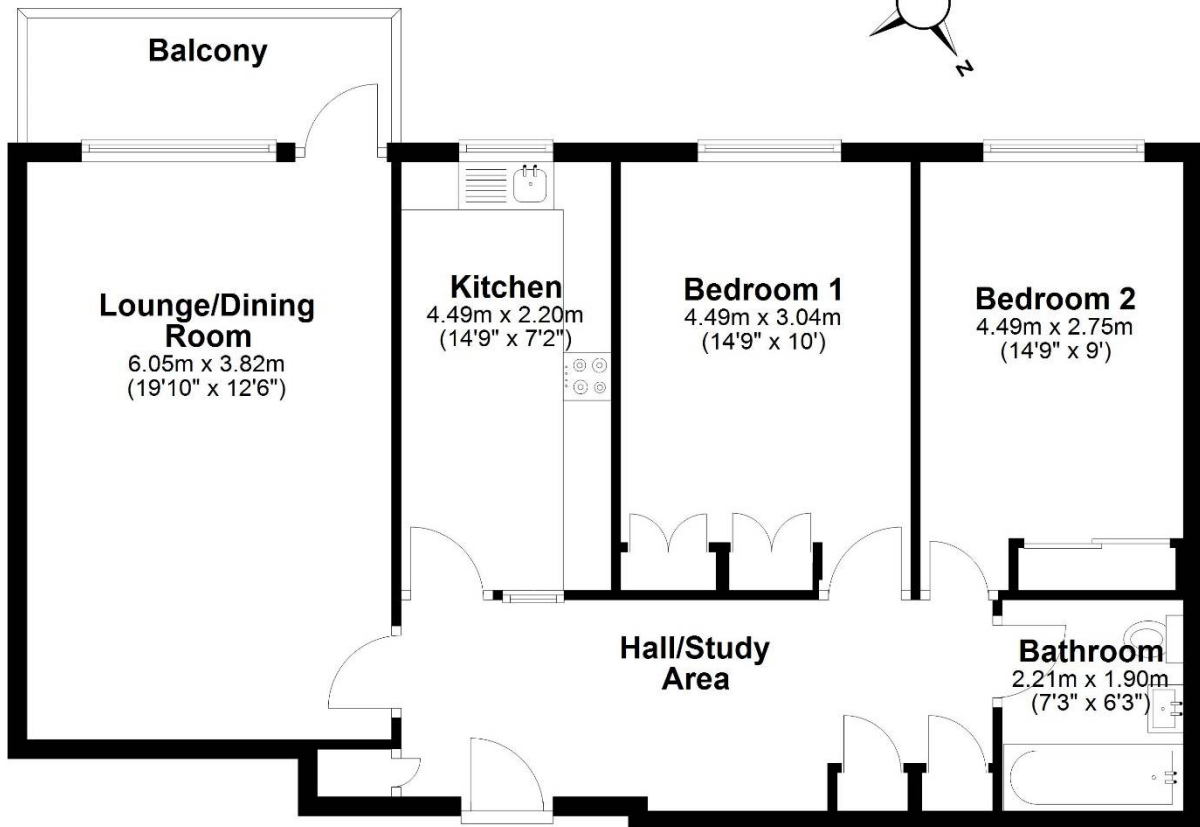
The Green benefits from being a gated development with ample residents' parking and delightfully maintained communal gardens, and this apartment is being sold with a garage en bloc.

Agent's note

We are advised that the apartment is offered with a Share of the Freehold alongside a 900 plus years' lease. The service charge payable for the last financial year equated to £1,774.58, so £147.88 per month.

Second Floor

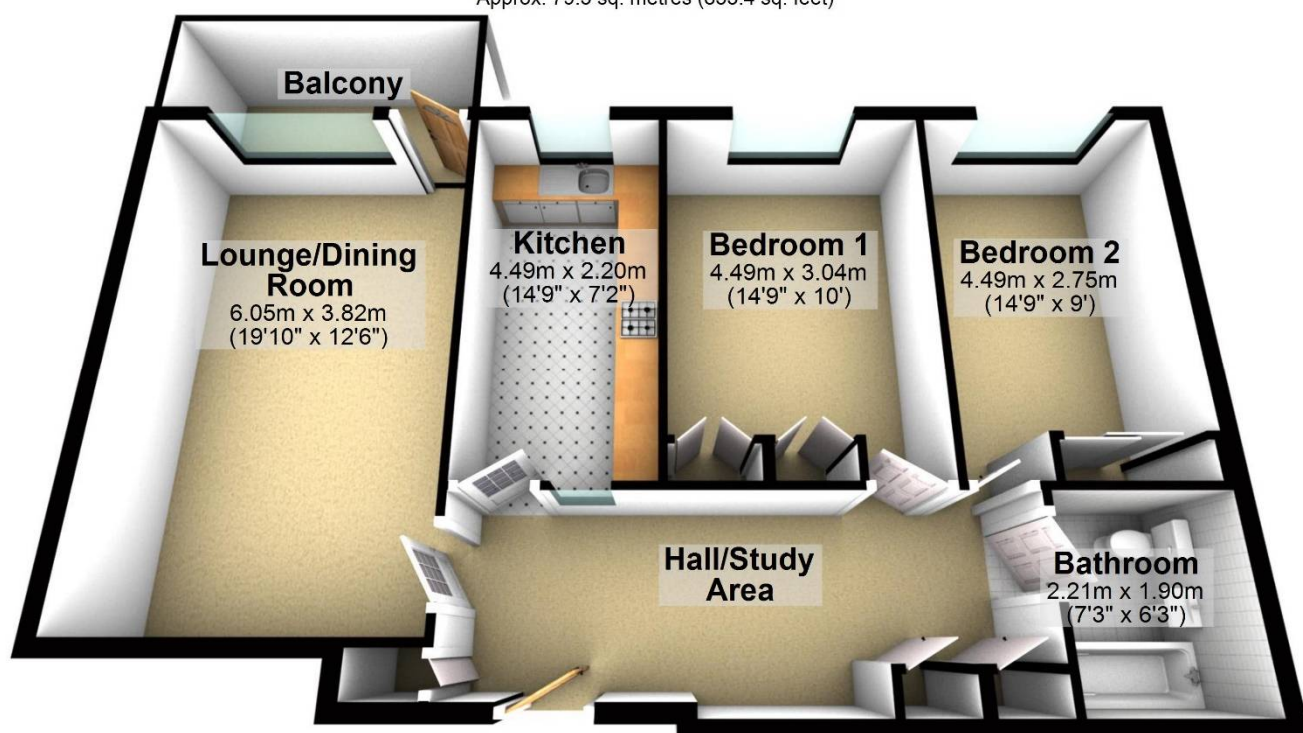
Approx. 79.5 sq. metres (855.4 sq. feet)



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

Second Floor

Approx. 79.5 sq. metres (855.4 sq. feet)



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

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 3rd October, 2024