

SHORE POINT, HIGH ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb two bedroom apartment | Open plan kitchen / living area with balcony | Contemporary kitchen with appliances | Two good size bedrooms | West facing balcony to lounge and main bedroom | Secure gated parking | Lift facility | Great location for the Central Line and Queens Road's shops | Long lease over 900 years | EPC C / Council Tax Band E

Guide Price
£380,000



A beautifully presented two bedroom first floor apartment located in the well regarded Shore Point private development. This particular apartment is located to the rear of the building enjoying far reaching views. Features include secure gated parking, lift facility and a long lease.

Location

Shore Point is located in a superb spot with easy access to the Central Line Station and other transport links. Queens Road's boutique shops, cafes and the Waitrose are moments away. For leisure pursuits, there are plenty of green spaces to enjoy including Roding Valley Nature Reserve and Epping Forest.

Accommodation

There is a generous welcoming entrance hall with a handy storage. The kitchen / living area is a lovely space. A bright room with a west facing balcony perfect for afternoon and evening sun. The kitchen is fitted to match the contemporary style with integrated appliances including a dishwasher plus plenty of storage. The main bedroom has fitted wardrobes and an extra feature is having access to the balcony. The second bedroom is presently used as a study / guest room and is also a good size double. Both rooms are served by a comfortable size bathroom with bath/shower and matching vanity suite.

Exterior

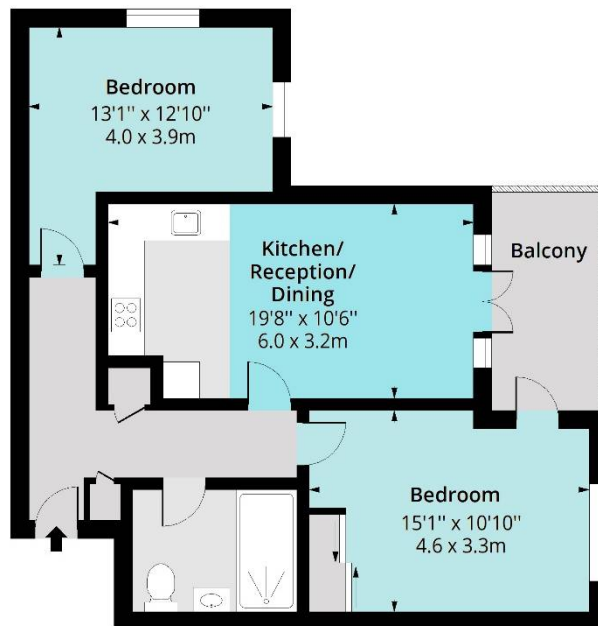
There is secure gated parking and one allocated space is allotted to this apartment.

Agent's Note

The seller has informed us that the lease term remaining 979 years. The service charge is £2,627 per annum, this includes building insurance and water rates. The ground rent is £537.99 per annum.

Shorepoint, IG9

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M
Approx. Gross Balcony Area 70 Sq Ft - 6.50 Sq M



First Floor

Floor Area 685 Sq Ft - 63.64 Sq M



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.

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Date: 2/10/2025

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 2nd October, 2025

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