



Palmerston Road, Buckhurst Hill
Price Range £500,000 to £530,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £500,000 - £530,000 * GROUND FLOOR * ONE BEDROOM * OWN REAR GARDEN * UNDERGROUND PARKING * UNDERFLOOR HEATING * WALK TO STATION * COMMUNAL GARDENS *

This is a rare opportunity to purchase an exceptional ground-floor luxury apartment, positioned in arguably one of the best developments in Buckhurst Hill. A stunning property forming part of this outstanding development of fourteen luxury apartments, built in 2019.

The accommodation comprises an entrance hall leading to a bright living room and a modern, fully fitted kitchen with built-in appliances, a Quooker hot tap and an insinkerator. There is a double bedroom with fitted wardrobes and a contemporary four-piece bath and shower room. Further benefits include a video entry phone system, underfloor heating throughout, hardwood flooring, elevator service to all the floors, and its private garden leading onto a shared communal garden.

Externally, the apartment has an allocated parking space in a secure basement car park accessed via a car lift. This stunning development of fourteen luxury apartments is situated minutes from central Buckhurst Hill, with its sophisticated Queens Road shopping area and Central Line Train Station. These apartments are built to a very high specification throughout.

This popular & desirable town is commonly regarded as one of the more stylish & prominent places to live. This well-positioned property is within a 4-minute walk to Waitrose & the Central Line Station is just 400 meters away, allowing easy access to London. Queens Road, the main high street is a stone's throw from the property, providing an array of cafes, bars, boutique shops and restaurants. Additionally, parts of Epping's beautiful Forest are on the doorstep, offering scenic walks, stunning wildlife, horse riding & mountain biking. The M11 is available for southbound traffic to London at Loughton & the A406 North circular connects at Woodford. The M25 is available at Waltham Abbey.





GROUND FLOOR

Entrance Hall

12'0" x 4'11" (3.66m x 1.50m)

Bedroom One

10'8" x 12'1" (3.25m x 3.68m)

Bathroom

8' x 6'5" (2.44m x 1.96m)

Living Room & Kitchen

16'2" x 22'6" (4.92m x 6.87m)

Living Area

16'1" x 15'7" (4.92m x 4.75m)

Kitchen Area

11'5" x 6'11" (3.48m x 2.12m)

EXTERNAL AREA

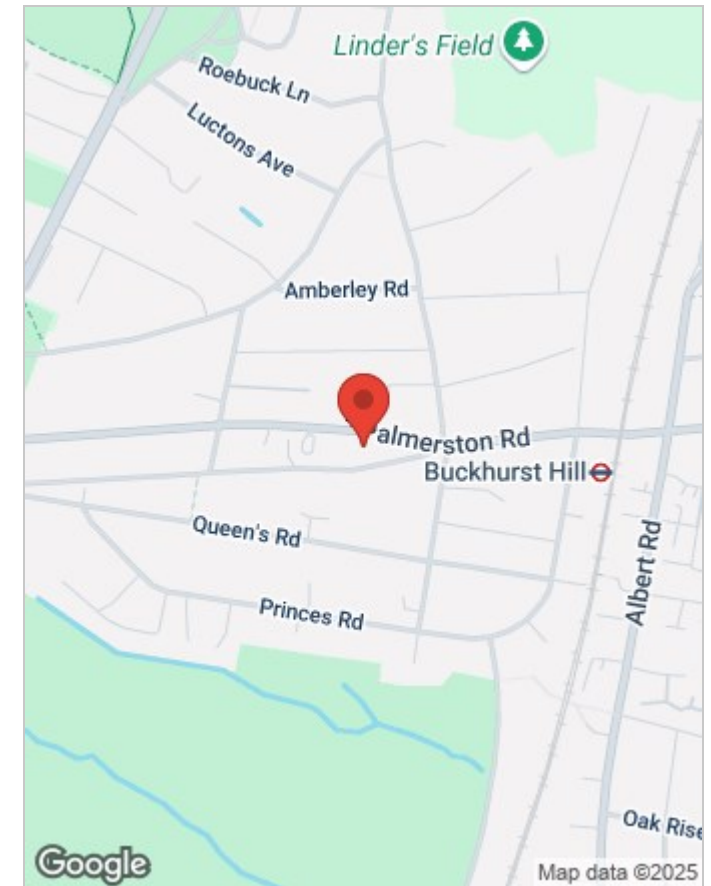
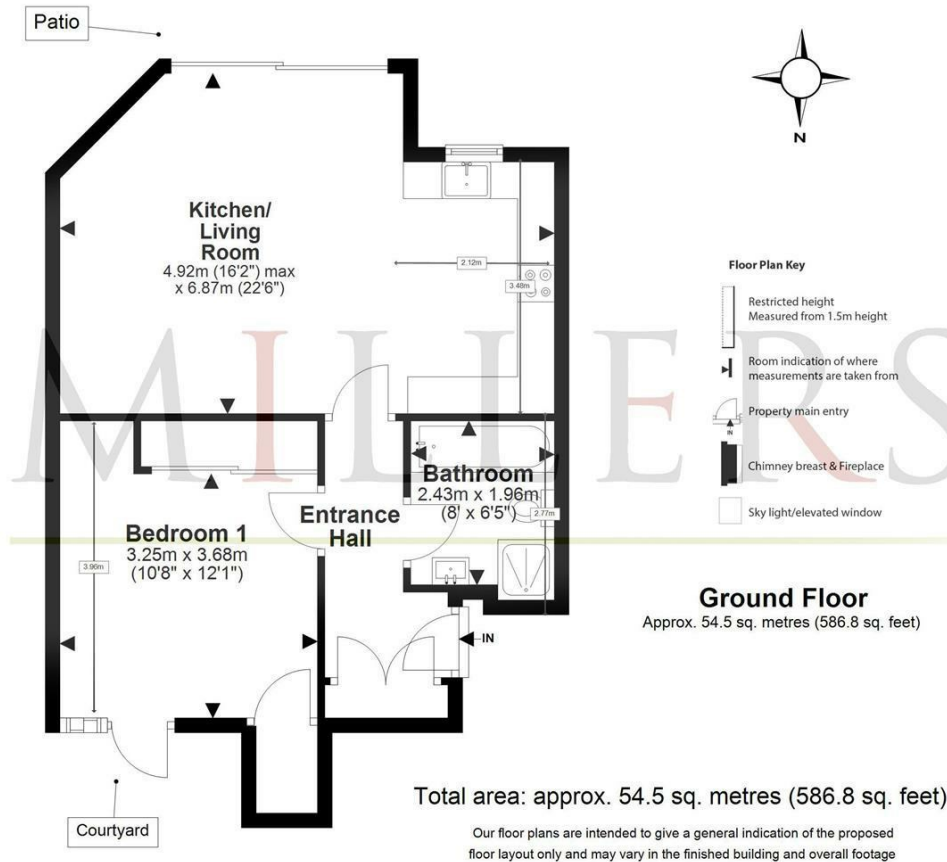
Private Garden (max)

24'7" x 20'8" (7.51m x 6.31m)

Private Courtyard

Communal Gardens

Allocated Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.