

STATION WAY,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning top floor apartment | Two double bedrooms with en suite to main | Generous open plan kitchen / living space | Fully integrated kitchen | Well maintained communal garden | Allocated parking | No onward chain | Excellent location for Central Line | EPC rating B83 / Council Tax band D

Price range
£400,000 to
£420,000



Offered to the market with no onward chain is this immaculately presented top floor two bedroom apartment which is ideally situated for the Central Line, Epping Forest and local amenities. Features include two double bedrooms with en suite to master, a generous open plan kitchen / living space with fully integrated appliances and Juliette balcony overlooking the communal garden. The flat has underfloor heating throughout and has an allocated parking space.

Location

This apartment is ideally located just a stone's throw from Roding Valley Central Line Station with its direct access to The City, Canary Wharf and the West End, and the independent shops on the Parade. Buckhurst Hill Central Line Station and Queens Road's boutique shops and Waitrose Supermarket are also a walk away. The area is well served with both state and independent schools including the popular Buckhurst Hill Community Primary School and for leisure pursuits, there is Epping Forest, Roding Valley Nature Reserve, tennis and cricket clubs and a David Lloyd Club all within easy reach.

Interior

This stunning top floor apartment offers over 650 sq ft of immaculately presented accommodation. There is a stylish communal entrance hall with a secure entry system and lift service. The apartment commences with a welcoming entrance hall with storage and tank cupboards. Double wooden doors open to the principal living space, which is a great size room, with ample space for the integrate kitchen, sitting and dining areas, with a Juliette Balcony bringing the outside in. The kitchen is fitted with high-spec integrated appliances and quartz worktops with under unit lighting. The two bedrooms are both double rooms, the principal bedroom having a luxury en suite shower room and there is a main bathroom, similarly styled with a white suite and contrasting tiling. The whole flat has gas powered underfloor heating.

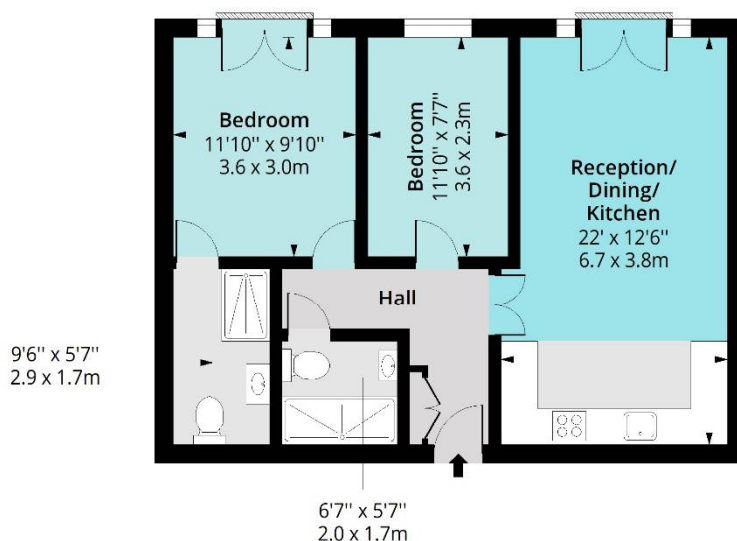
Exterior

Roding Heights offers plenty of parking, and this apartment is sold with one allocated space. To the rear of the building is a beautifully maintained communal garden with artificial lawn, patio area and plenty of trees for screening.

Agent's note The apartment is being sold with a lease having 116 years remaining. There is a ground rent of £300 per annum and the annual service charge presently amounts to £1,700.

Roding Heights IG9

Approx. Gross Internal Area 656 Sq Ft - 60.94 Sq M



Second Floor

Floor Area 656 Sq Ft - 60.94 Sq M

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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.

Date: 23/7/2026

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 27th July, 2026

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