



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

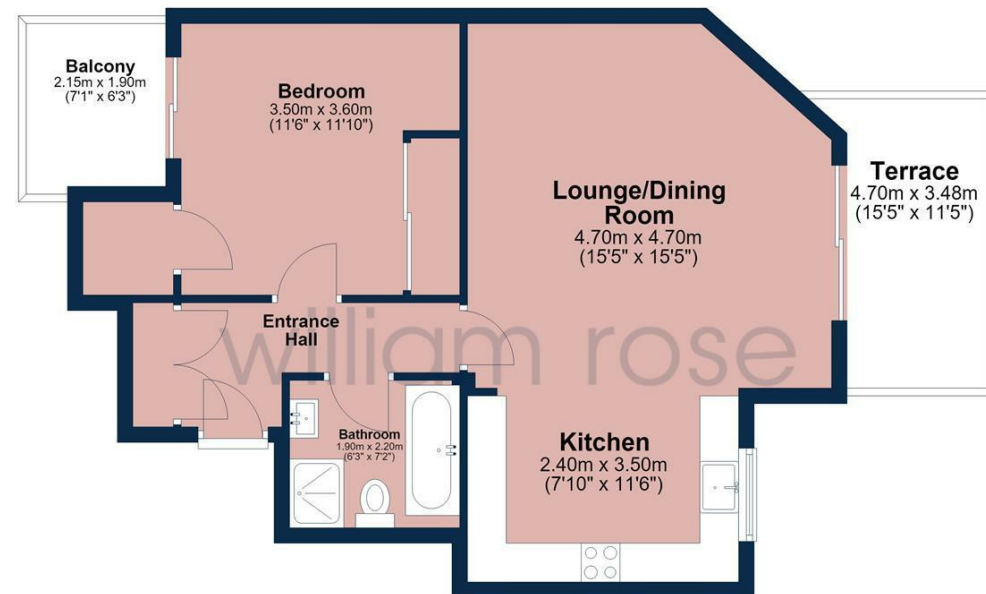
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	



## Ground Floor

Approx. 58.6 sq. metres (630.5 sq. feet)  
(excluding Terrace)



Total area: approx. 58.6 sq. metres (630.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
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Plan produced using PlanUp.

Palmerston Road



## Flat 3, 32 Palmerston Road, Buckhurst Hill, IG9 5LW

Guide Price £475,000

- Large One Bedroom
- Spacious Lounge/Dining Room
- Excellent Condition Throughout
- Contemporary Bathroom Suite
- Lift
- Private Terrace and Separate Balcony
- Modern Fitted Kitchen
- Generous Double Bedroom
- Secure Allocated Parking
- short Walk to Central Line

## 32 Palmerston Road, Buckhurst Hill IG9 5LW

Guide Price £475,000 Situated within a highly sought-after development on Palmerston Road, this beautifully presented large one-bedroom ground floor apartment offers spacious accommodation, excellent natural light and the rare benefit of both a private terrace and balcony.



Council Tax Band: E



Presented in excellent condition throughout, the property is ideal for first-time buyers, downsizers or those seeking a stylish home within easy reach of Buckhurst Hill's excellent amenities and transport links.

The accommodation comprises a welcoming entrance hall with useful storage, a generous open-plan lounge/dining room providing ample space for relaxing and entertaining, and a modern fitted kitchen with a range of integrated appliances. The spacious double bedroom benefits from direct access to a private balcony, while the contemporary bathroom is finished to a high standard.

A particular feature of the property is the private outdoor space, with both a balcony and a substantial terrace area, providing the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

Further benefits include lift access, secure allocated parking, underfloor heating and the remainder of the building warranty.

Palmerston Road is ideally located within walking distance of Buckhurst Hill Central Line Station, offering direct access into the City and West End. The popular shops, cafés, restaurants and boutiques of Queens Road are close by, whilst Epping Forest and Knighton Wood provide acres of nearby green space for walking, cycling and leisure activities.

A superb opportunity to acquire a spacious ground floor apartment with exceptional outdoor space in one of Buckhurst Hill's most desirable locations.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 118

Service Charge: £3182

Ground Rent: £350

EPC Rating: B

Council Tax Band: Epping Forest - E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted,

planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.