

FERNBANK, CHURCH ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Beautifully refurbished throughout, Top floor top floor two bedroom apartment | Brand new kitchen and bathroom | New gas boiler and radiators | Chain free, ready to move into | Garage en bloc plus parking | Gated development | Share of freehold and long lease | Close to the Central Line Station and Queens Road's shops | EPC D / Council Tax C

**Guide Price**  
**£340,000**



Beautifully refurbished throughout is this top floor, two bedroom apartment situated within this sought after gated development. The property features a new kitchen, bathroom, new gas boiler plus radiators and fresh decor. Offered chain free, garage en bloc plus parking, a share of freehold and a lease of over 900 years.

#### Location

Fernbank is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose, the Central Line Station and the highly regarded St Johns Primary School just a short walk away. The development is surrounded by green spaces with Epping Forest and the Duck Pond on the door step. Buckhurst Hill is a desirable location for many reasons including excellent transport links to the City via the underground and for road users, the M25, M11 and routes into London are close by. The area is also well served for leisure pursuits with a good selection of tennis, cricket and golf clubs and there are an outstanding range of state and independent schools.

#### Interior

This bright and airy second floor apartment commences with a welcoming entrance hall with handy storage cupboards and access to all rooms. The lounge / dining room is a spacious room, running the full depth of the building offering ample space for seating and dining and with windows to three aspects enjoys far reaching countryside views. The brand new kitchen is fitted with lots of storage, contrasting tiling and space for appliances. The two bedrooms are both a good size, the second with fitted wardrobes, and both served by a contemporary bathroom with bath and shower over and vanity sink and fully tiled. The property benefits from a brand new gas boiler, radiators and double glazing.

#### Exterior

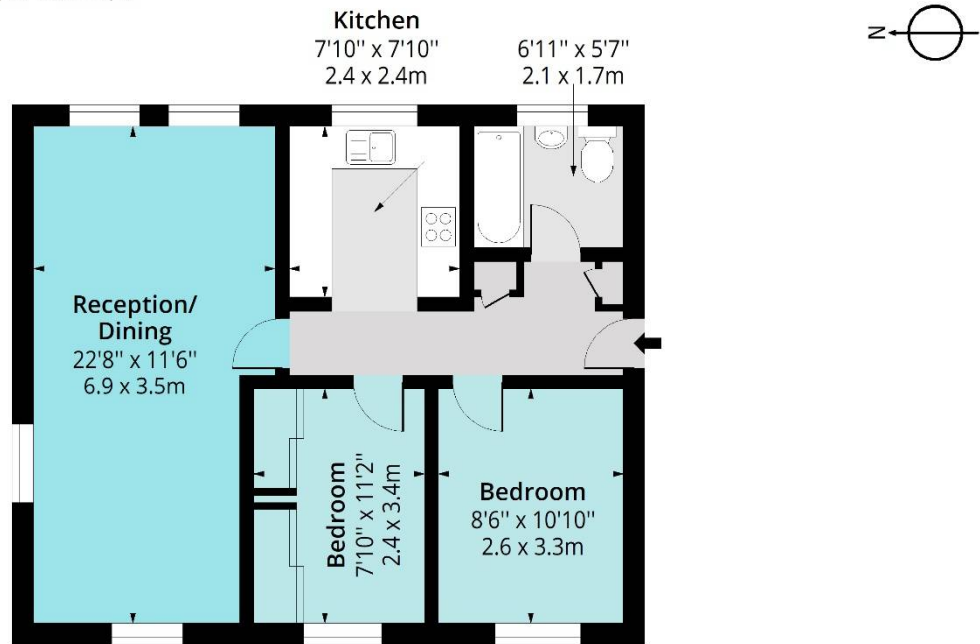
Fernbank is a secure gated development with well-maintained communal gardens and parking, and this flat is offered with a garage en bloc and one allocated parking space.

#### Agent's note

This apartment is being sold with a share of the freehold and with a lease of over 900 years. There is no ground rent payable, just a service charge which we understand to be approximately £1,500 per annum, including the building's insurance.

# Fernbank IG9

Approx. Gross Internal Area 612 Sq Ft - 56.85 Sq M



## Second Floor

Floor Area 612 Sq Ft - 56.85 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: 18/5/2026

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 19th May, 2026