

MAKINEN HOUSE, PALMERSTON ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Superb location 0.2 miles from Buckhurst Hill Central Line Station | Two double bedroom ground floor apartment | Share of freehold and 900 plus years lease | Spacious lounge / dining room | Two generous double bedrooms with fitted wardrobes | Separate kitchen with integrated appliances | Communal parking | Queens Road's shops and Epping Forest on the doorstep | Council Tax Band D | EPC rating tbc

Guide Price
£365,000



Makinen House is a private development of apartments situated just 0.2 miles from Buckhurst Hill Central Line Station. This particular flat is situated on the ground floor with views of the communal gardens. The property is being sold with a share of the freehold and a 900 plus year lease so should appeal to a range buyers including first timers, downsizers and investors alike.

Location

The apartment is situated just a short walk to the Central Line and Queens Road's shops, restaurants, cafes and Waitrose supermarket. Buckhurst Hill is a particularly sought after area due to its schools, transport links and boutique shops and cafes with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. The area is well served by a wide selection of sports clubs and there is a David Lloyd Centre just a short drive away.

Accommodation

There is over 820 sq.ft. of accommodation and consists of an entrance hall with secure entry system, a particularly spacious lounge / dining room with plenty of space for entertaining, a separate fitted kitchen with integrated oven, hob, fridge/freezer and ample space for further appliances and storage. There are two generous double bedrooms, the main having bespoke fitted wardrobes and the second bedroom is presently used as a guest room / office and again with fitted wardrobes. Both rooms are served by bathroom with white suite and contrasting tiling alongside a separate w/c.

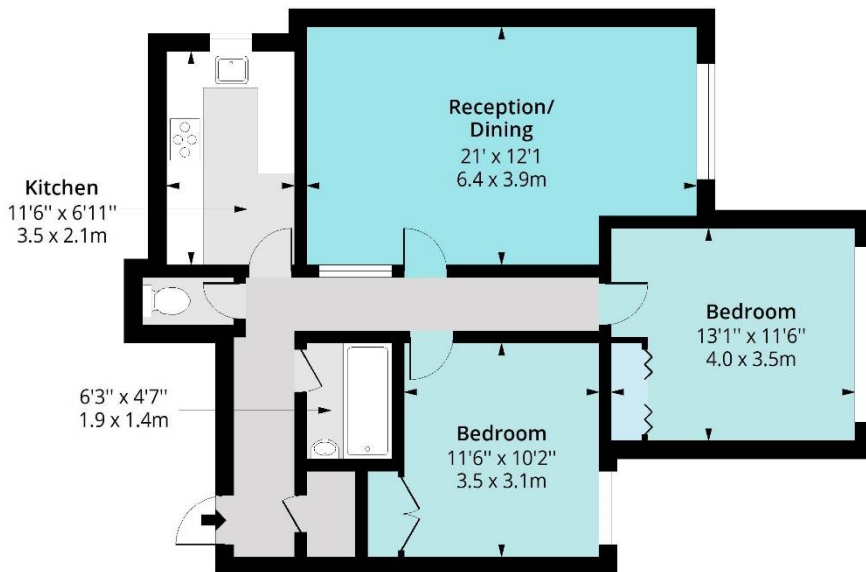
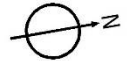
Further features include double glazing throughout, gas central heating, communal gardens with parking area.

Agents' Note

The apartment is being sold with a share of the freehold, over 900 plus years lease, no ground rent and a service charge of £243.13 per month. This, we understand from the seller, includes the cost of the on-going refurbishments to the garaging and parking area of the development, and this apartment is being sold with one of the garages en bloc.

Makinen House IG9

Approx. Gross Internal Area 829 Sq Ft - 77.01 Sq M



Ground Floor

Floor Area 829 Sq Ft - 77.01 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: 12/5/2026

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 14th May, 2026

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