

Total Area (Excluding Balconies): 97.9 m<sup>2</sup> ... 1054 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception  
19'0" x 29'5"
- Balcony
- Kitchen  
12'0" x 8'5"
- Bedroom  
15'0" x 9'6"
- Ensuite
- Bathroom
- Storage
- Bedroom  
12'8" x 8'3"
- Balcony
- Bedroom  
12'8" x 7'4"



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



## EPPING NEW ROAD, BUCKHURST HILL Offers In Excess Of £450,000 Leasehold 3 Bed Apartment



### Features:

- Three Bedroom Two Bathroom Apartment
- Chain Free
- Superb Condition With Newly Fitted Bathroom
- Prestigious Gated Development / Allocated Parking
- Second Floor With Lift Access
- Two Balconies & Plenty Of Storage
- Vast Communal Gardens With Tennis Courts
- Close To Epping Forest & Buckhurst Hill Station

Set within a prestigious gated development, this three-bedroom, two-bathroom apartment is offered chain free and presented to a high standard throughout, including a newly fitted bathroom. Positioned on the second floor with lift access, the apartment enjoys a sense of privacy alongside excellent day-to-day convenience. Two private balconies extend the living accommodation, while generous built-in storage enhances the layout. Allocated parking is included, and residents benefit from access to vast communal gardens complete with tennis courts. The setting combines a well-managed, established feel with easy access to Epping Forest and Buckhurst Hill station, making it an appealing option for both lifestyle and connectivity.

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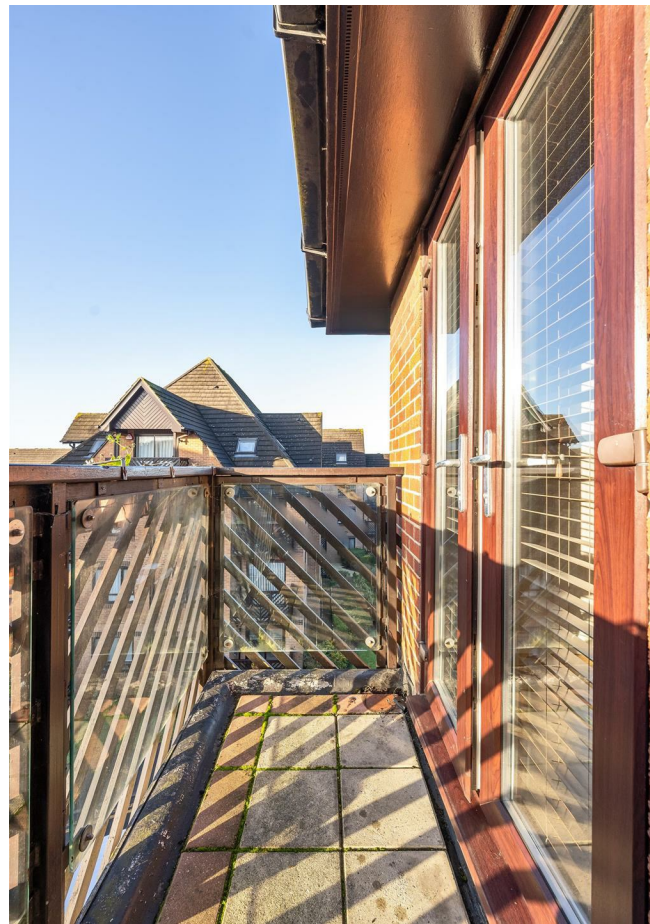
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#### IF YOU LIVED HERE...

Warm brickwork gives the building a confident, well-kept presence, with neatly integrated balconies adding depth and visual interest. The proportions feel settled and established, creating a reassuring first impression within a quiet setting.

Set on the second floor, the apartment introduces a beautifully composed home, with two built-in storage cupboards neatly positioned within the hallway, offering practical storage from the outset. From here, the reception room opens out generously, with living and dining areas sitting comfortably together. Timber flooring brings warmth, while windows draw in natural light throughout the day. Glazed doors lead directly onto a south-west facing balcony, extending the room outdoors and offering an elevated outlook across neighbouring rooftops, a pleasant spot for a morning coffee or a moment to pause.

The kitchen sits just off the reception and is arranged with clean-lined cabinetry and a considered layout. A window introduces daylight, giving the room a fresh, inviting feel that works well for everyday use.

The main bedroom is well proportioned and set within a soft, neutral palette, creating a restful backdrop that's easy to personalise. An adjoining ensuite adds an extra layer of comfort, with crisp tiling and a refined, considered feel. Two further bedrooms are both thoughtfully sized, with the second opening directly onto its own balcony and the third offering flexibility. A bathroom completes the home, arranged with a bath and overhead shower and presented in neutral tones.

Outside, the communal gardens provide a generous expanse of greenery, with winding paths, mature trees, wide lawns, and tennis courts, offering a peaceful setting to relax, wander and enjoy the changing seasons.

Life here is shaped by easy access to nature alongside a strong selection of much-loved local spots. Epping Forest sits just moments away, offering miles of woodland walks, open clearings and a welcome sense of space woven into everyday life. Nearby, Simple is a go-to for relaxed breakfasts and casual lunches, while Il Bacio Buckhurst Hill is well known for its warm atmosphere and classic Italian cooking. The Three Colts provides a traditional pub setting with a lively local feel. Families are well placed for a choice of schools in the area, including Wells Primary School, rated Outstanding by Ofsted and reached on foot in just over fifteen minutes.

#### WHAT ELSE?

Buckhurst Hill station is a 20-minute walk away, with cycling reducing the journey to under ten minutes. Central line services offer direct access into the City and West End, making commuting straightforward while retaining a relaxed pace at home. For drivers, the station also benefits from an on-site car park, adding flexibility for day-to-day travel.



#### A WORD FROM THE EXPERT...

"Buckhurst Hill is one of Greater London's town and country sweet spots, offering a popular mix of easy city access, generous space and plenty of greenery. It has a calm, leafy feel with quick links into the city, and the Central line gets you to Liverpool Street in about twenty minutes, ideal for anyone who wants room to breathe without losing touch with London life. There is a strong sense of community, with Queens Road at the centre, lined with favourites like the Green Owl Café, along with restaurants, shops and a Waitrose. Green space is everywhere, with Epping Forest on the doorstep and quiet places for walking, running or simply unwinding. Homes come in all shapes and sizes, from charming period houses to extended family homes and modern conversions. It is a place that feels lived in and loved, perfect for settling somewhere with a friendly, village like atmosphere while staying well connected".

KENAN KRKIC  
E18 ASSISTANT BRANCH MANAGER

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