VICTORIA ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS







Beautifully presented first floor retirement apartment | Wonderful location in the heart of Buckhurst Hill | Lounge / dining room with Juliette Balcony | Two double bedrooms | Principal bedroom with stylish en suite | Fitted integrated kitchen | Guest cloakroom | Residents' lounge, garden & parking | No onward chain | EPC rating B84 / Council Tax band F

Offers over £350,000

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A beautifully appointed first floor two bedroom retirement apartment which is situated just a stone's throw from the Central Line Station and Queens Road, with its wonderful mix of boutique shops, cafes, restaurants and Waitrose Supermarket. Pegasus Court is a small development of just 10 apartments for the over 55's with an on-site house manager, residents' lounge, communal garden and parking.

Location

Pegasus Court is located in a perfect spot just a stone's throw from Queens Road, which is the hub of Buckhurst Hill with its excellent mix of boutique shops, cafes, restaurants and a Waitrose Supermarket. The Central Line Station is just a short walk away with its direct links to The City, the West End and Canary Wharf, and for road users the M11, M25 and routes in London are close by. The apartment is well placed for leisure pursuits being surrounded by Epping Forest and there is a good selection of golf and tennis clubs with a David Lloyd Centre a short drive away.

Interior

Pegasus Court has a secure entry system with a communal hallway with stairs or lift to the first floor. The apartment has a spacious entrance hall with cloak cupboard, airing cupboard, storage cupboard and a guest cloakroom. The lounge / dining room is a beautifully bright and spacious room with a neutral decor, feature fire and a Juliette balcony looking onto Victoria Road. Off the reception room is a fitted kitchen which offers an extensive range of units with contrasting work tops and integrated appliances. The flat offers two double bedrooms and the principal bedroom has a contemporary en suite shower room with a spacious open cubicle, a white suite and contrasting tiling.

Exterior

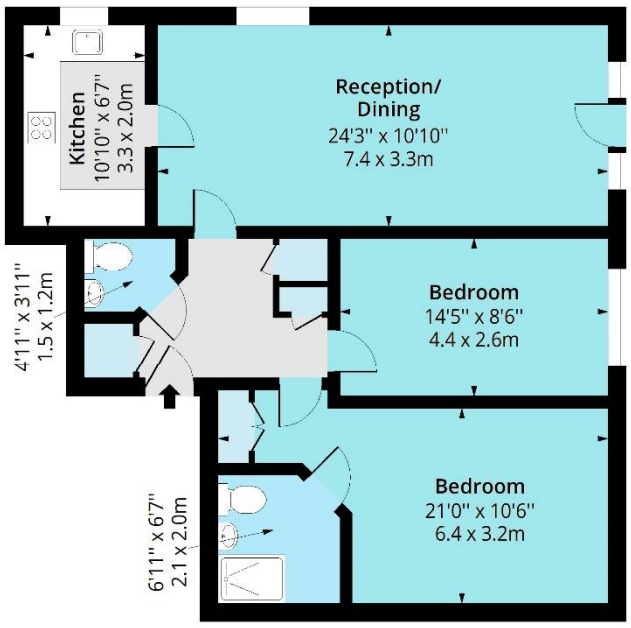
Pegasus Court has a delightful residents' lounge with library and kitchen areas which opens onto a well maintained communal garden. There is a part time house manager and 24 hour community alarm to all apartments. To the side of the block is a communal parking area for residents and visitors.

Agent's Note

We are informed by the vendors that the lease has 102 years remaining, and there is an annual ground rent of £420 with the present service charge amounting to £6,680 per annum.

Pegasus Court IG9

Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



First Floor

Floor Area 827 Sq Ft - 76.83 Sq M

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RICS Certified Property Measurer

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: 21/10/2026

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 2nd November, 2026

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