



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk



Roebuck Heights, North End, Buckhurst Hill, IG9

Spencer Munson are delighted to present this truly one-of-a-kind apartment within the highly sought-after Roebuck Heights development. This luxurious apartment is Share of Freehold and has been thoughtfully reconfigured from two apartments into one substantial home, occupying a prime first-floor position.

Upon entering, you are welcomed by a spacious and bright hallway which leads through double doors into an impressive reception room. This living space opens onto a large private balcony overlooking the beautifully maintained grounds and surrounding greenery. At the far end of the reception room there is a second set of double doors leads into a stunning open-plan fully fitted kitchen and additional reception/dining area which is ideal for entertaining.

The apartment is offers you two separate bedroom wings. Both principal bedrooms benefit from four-piece en-suite bathrooms with dual sinks, while the master suite also features a large walk-in wardrobe. In addition, there is a third double bedroom, a contemporary family shower room, and a guest W.C.

Perfectly positioned beside Epping Forest and surrounded by woodlands, the development offers a peaceful setting while remaining close to local amenities. Queens Road provides an excellent selection of boutique shops, cafés, bars, and restaurants, together with Buckhurst Hill Central Line station offering convenient access to the Elizabeth Line, Canary Wharf, the City, and the West End. Loughton High Road is also nearby, providing further shopping and transport options.

Share of Freehold: Years Remaining 977 Approx.
Service Charge: £2971.58 Every Half Yearly

Further benefits include:

Gated development just off Roebuck Lane in Buckhurst Hill

Lift access to all floors via the communal entrance

Two underground parking spaces plus an additional surface parking space

Private storage shed

Offered chain free

Awaiting EPC Rating

Council Tax Band G

Offers In Excess Of £1,800,000.00 (Share of Freehold)



Roebuck Heights, Buckhurst Hill, IG9

Reception 1



Reception 2



Kitchen



Bedroom 1



En-Suite



Bedroom 2



En-Suite 2



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Bedroom 3



Family Bathroom



W/C



Communal garden Garden



Parking

Central Heating

Double Glazing

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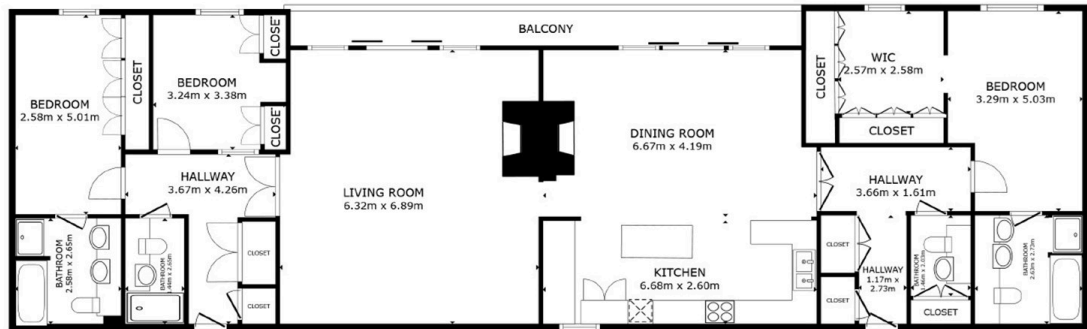
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GROSS INTERNAL AREA
FLOOR PLAN 1 191.6 m²
EXCLUDED AREAS : BALCONY 10.9 m²
TOTAL : 191.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.