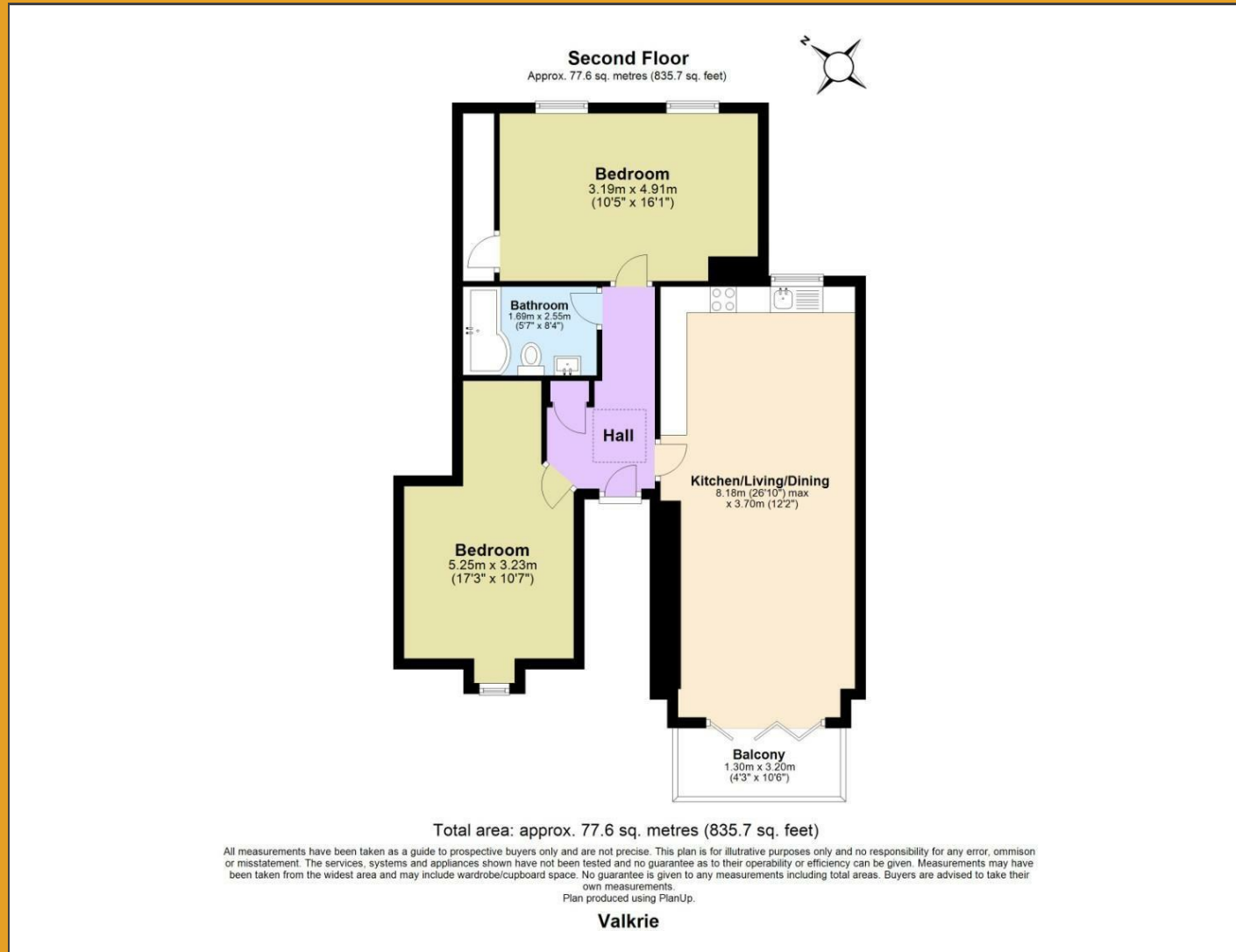


# Floor Plan

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£425,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Contact Us

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-  [hello@bricksestateagents.co.uk](mailto:hello@bricksestateagents.co.uk)
-  186 Queens Road, Buckhurst Hill, Essex, IG9 5BD

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

## 49 Epping New Road, Buckhurst Hill, IG9 5JT

Bricks Estate Agents is delighted to present this exceptional top-floor penthouse apartment located at Valkyrie, Epping New Road, Buckhurst Hill, IG9 5JT. This luxurious residence features two spacious bedrooms and a beautifully appointed bathroom, complemented by an expansive open-plan kitchen, dining, and living area, all designed with meticulous attention to detail.

# 49 Epping New Road, Buckhurst Hill, IG9 5JT



• \*Guide Price £425,000 - £450,000\*

- Exclusive Top-Floor Penthouse Apartment In Buckhurst Hill
- Expansive Open-Plan Kitchen, Dining, And Living Area

- Stunning Balcony With Breathtaking Epping Forest Views
- Close Proximity To Central Line Station For Easy Commuting

• \*Open Day Saturday 6th June Appointment Based Booking Only\*

- Two Spacious Bedrooms With Elegant Décor
- Modern Kitchen Featuring Built-In Appliances And Breakfast Bar
- Private Gated Development With Allocated Parking
- Vibrant Community With Excellent Local Amenities

## Kitchen / Living / Dining

26'10" x 12'1" (8.18 x 3.70)

## Balcony

4'3" x 10'5" (1.30 x 3.20)

## Bedroom Two

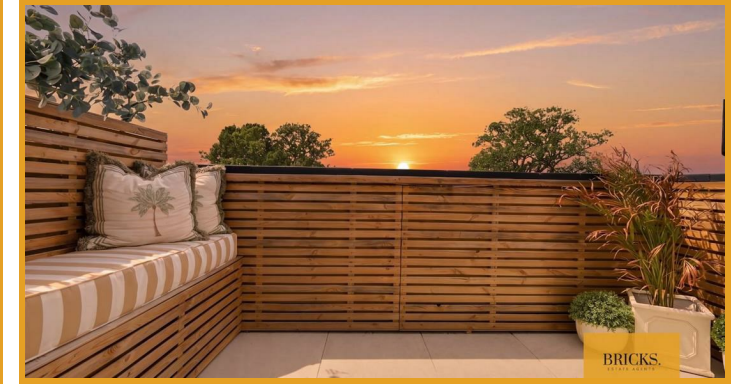
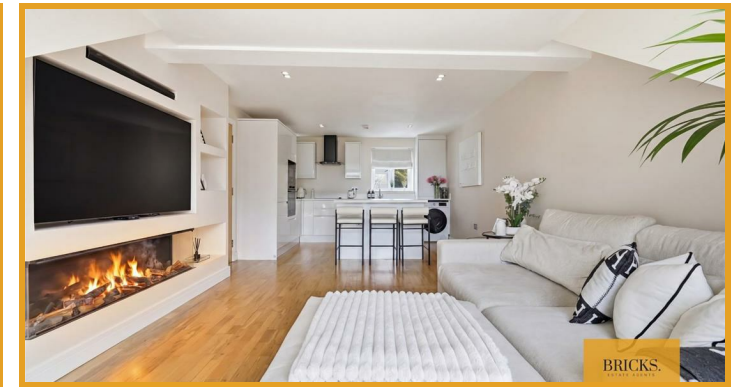
17'2" x 10'7" (5.25 x 3.23)

## Master Bedroom

10'5" x 16'1" (3.19 x 4.91)

## Bathroom

5'6" x 8'4" (1.69 x 2.55)



## Directions

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