

SHORE POINT, HIGH ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Exceptional two bedroom / two bathroom apartment | Spacious accommodation, approaching 900 sq.ft. | Spectacular view of the skyline and beyond | Generous living / kitchen space | Contemporary kitchen and bathrooms | Juliet balconies to all rooms | Main bedroom with en suite shower room | Excellent location for Queens Road, Central Line and Bus Routes | Gated allocated parking | EPC D / Council Tax Band E

**Guide Price**  
**£425,000**



This exceptional two bedroom, two bathroom apartment is uniquely positioned in this highly regarded development and offers spacious accommodation approaching some 900 sq.ft. Located on the second floor this property enjoys spectacular views of the skyline and beyond. Shore Point is a private development of apartments with many features including communal terraces and gardens, gated parking, video entry system and a lift facility. The property is being sold with a lease in excess of 980 years.

#### Location

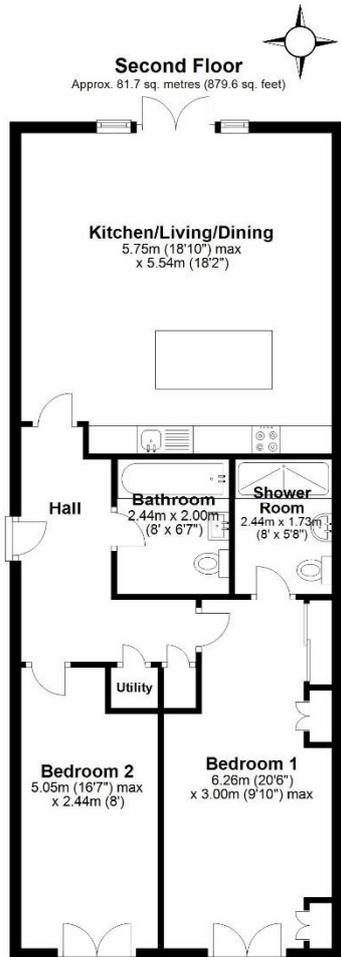
A superb location being just a stone's throw away from the boutique shops and cafes on Queens Road, the Central Line station, and a range of local state and independent schools including the popular St Johns Primary School. There are excellent transport links with the Central Line Station, bus routes and for road users the M25, M11 and routes into London are close by. For leisure pursuits, there are plenty of green spaces to explore including Roding Valley Nature Reserve and Epping Forest on the doorstep.

#### Accommodation

The entrance hall is a generous size, large enough for furnishings and there are useful storage options including an airing cupboard presently housing a washing machine and a separate cupboard. The hub of the house is the kitchen / living room, a superb size with so much room for seating and dining, ideal for entertaining. There are Juliet balconies enjoying a west facing aspect and breath-taking views. The kitchen area is fitted with a contemporary range of units and matching island. The bedrooms are both doubles and with Juliet balconies. The main bedroom is fitted with an extensive range of wardrobes and a very comfortable en-suite shower room. There is also a family bathroom to serve the second bedroom and guests.

There is an allocated car parking space with this property.

Agents Note - the lease term remaining is 981 years. The vendors inform us the service charge is in the region of £2,800 per annum and the ground rent is £350 per annum.

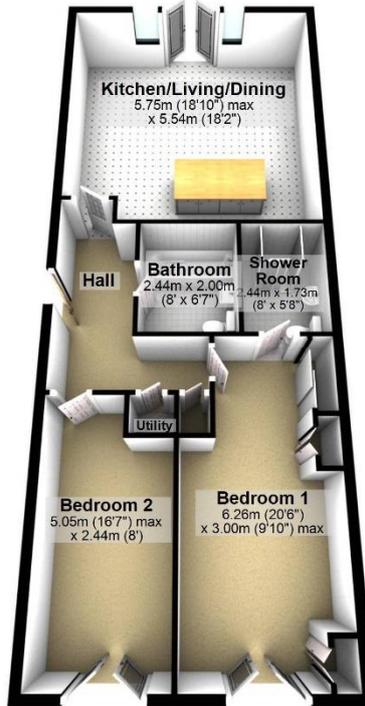


**Second Floor**  
Approx. 81.7 sq. metres (879.6 sq. feet)

Total area: approx. 81.7 sq. metres (879.6 sq. feet)

### Second Floor

Approx. 81.7 sq. metres (879.6 sq. feet)



Total area: approx. 81.7 sq. metres (879.6 sq. feet)

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 30th January, 2023

020 8504 9344

| [info@farroneil.co.uk](mailto:info@farroneil.co.uk)

| [www.farroneil.co.uk](http://www.farroneil.co.uk)