

PALMERSTON ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Two double bedroom ground apartment | Own patio area off the lounge | Spacious lounge / dining room | Separate fitted kitchen | Spacious hall offering dining or office space | Garage en bloc plus residents' parking | No onward chain | Sold with a share of the freehold | Excellent location for Queens Road & the Central Line | EPC rating C71 / Council Tax band D

Guide Price
£420,000



A wonderfully spacious two bedroom lower ground floor apartment forming part of this well respected private development. The apartment offers a spacious entrance hall with a study/dining area, two double bedrooms, a good size fitted kitchen and a lounge / dining room with a door opening onto a patio area amongst the communal gardens. The flat is sold with a garage en bloc, communal parking and no chain.

Location

The Green is a beautifully maintained private development which is ideally positioned right in the heart of Buckhurst Hill. Just a short walk from the boutique shops, cafes, restaurants and Waitrose in Queens Road; and the Central Line station at Buckhurst Hill with its direct access to the City, West End and Canary Wharf. Buckhurst Hill is particularly well served with both state and independent primary schools, all within walking distance, and being surrounded by Epping Forest you would never be short of leisure pursuits.

Interior

The apartment's spacious accommodation commences with a welcoming entrance hall with plenty of storage and an excellent dining or study area, so perfect for those who work from home. The lounge / dining room is a great size, a naturally bright and airy room which opens onto its own patio area, an ideal spot for a morning coffee. The kitchen is fully fitted with an extensive range of units with contrasting worktops and ample space for appliances. The bathroom is fully tiled with a white suite and complementary fittings. The two well appointed bedrooms are both doubles with a neutral decor and fitted wardrobes. Other features include a secure entry system, double glazing, underfloor heating and on the ground floor each flat has a very useful storage cupboard.

Exterior

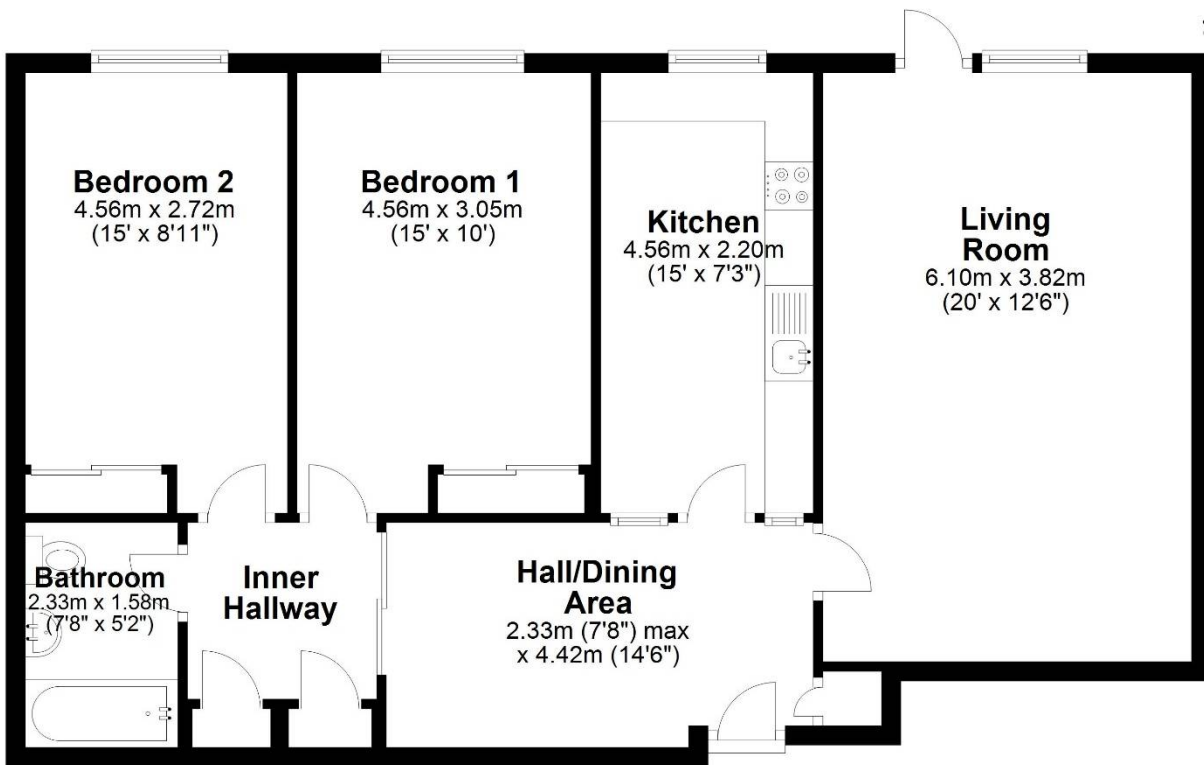
The Green benefits from being a gated development with ample residents' parking and delightfully maintained communal gardens, and this apartment is being sold with a garage en bloc.

Agent's note

The apartment is offered with a Share of the Freehold alongside a 900 plus years' lease. The service charge payable for this financial year equates to £1,774.58, so £147.88 per month.

Ground Floor

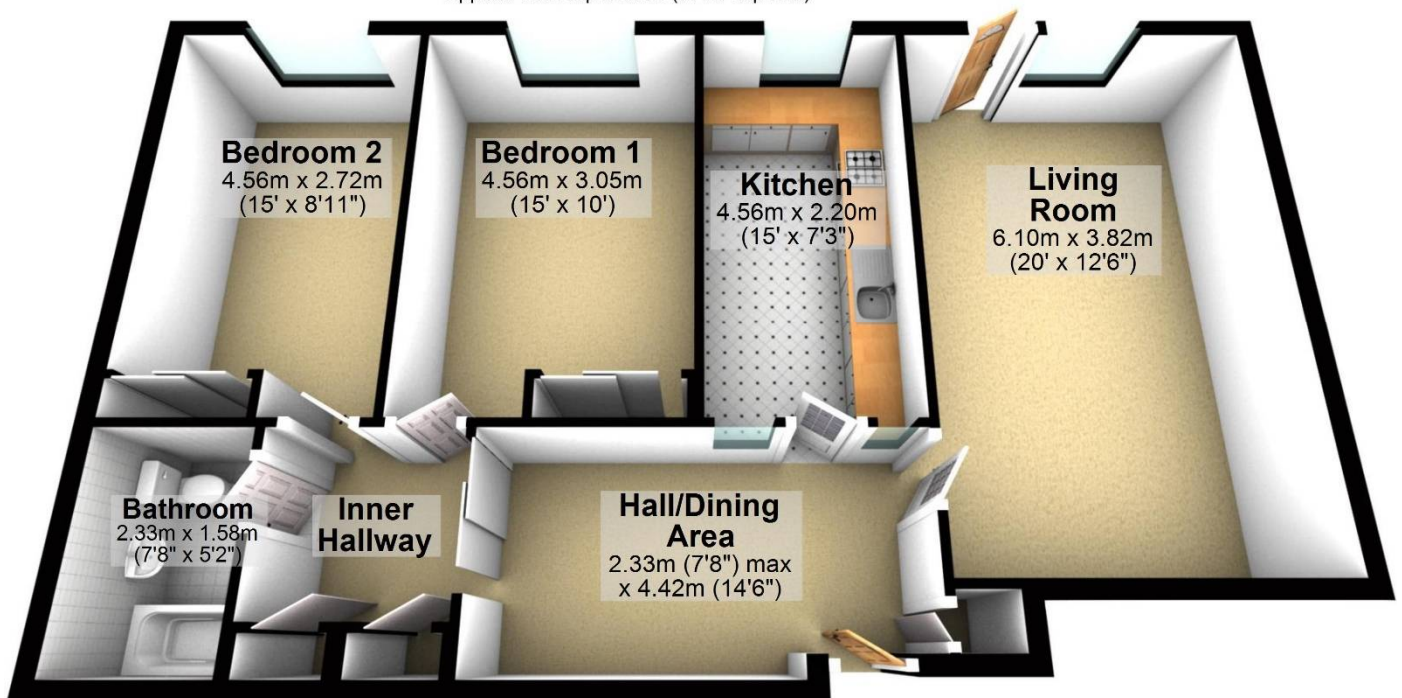
Approx. 81.2 sq. metres (873.7 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 sq. feet)

Ground Floor

Approx. 81.2 sq. metres (873.7 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 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 13th July, 2023

020 8504 9344

| info@farroneil.co.uk

| www.farroneil.co.uk