

GREENHILL,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Delightful top floor apartment | Two double bedrooms
Approximately 840 sq. ft. of accommodation | Spacious lounge/dining
room with balcony | Bathroom & separate shower room | Separate
fitted kitchen | No onward chain & 974 year lease | St. John's School
Catchment | EPC rating C69 / Council Tax band D

Price Range
£400,000 to
£420,000



This spacious two double bedroom top floor apartment offers bright and airy accommodation, a great size lounge with a westerly facing balcony, separate fitted kitchen, and the flat is sold with no onward chain and a lease with some 974 years remaining.

Location

Greenhill is a highly regarded development set within delightful communal grounds and is located within easy reach of Queens Road with its boutique shops, cafes, restaurants, Waitrose Supermarket and Buckhurst Hill Central Line Station. The area is well served by transport links with the M11, M25 and routes into London close by and the Central Line gives direct access to the City, West End and Canary Wharf. Buckhurst Hill is a popular area due to its quality and options for schooling and this apartment is ideally placed just a short walk from the sought after St. John's Primary School. There is an array of sports clubs including the Buckhurst Hill Tennis and Bowls Club, and cricket grounds nearby, whilst being surrounded by Epping Forest there are always plenty of leisure pursuits on hand.

Interior

This top floor apartment, set within delightful communal grounds, offers close to 840 sq. ft. of accommodation, commencing with a bright and spacious entrance hall with built in storage cupboards. The lounge / dining room is a great size with a westerly facing balcony and offers plenty of space for both lounge and dining areas, so ideal for entertaining. The separate kitchen is fitted with an excellent range of base and wall-mounted units with ample space for appliances. Each of the bedrooms is a double room and they are served by a family bathroom and there is a separate guest cloakroom / shower room.

Exterior

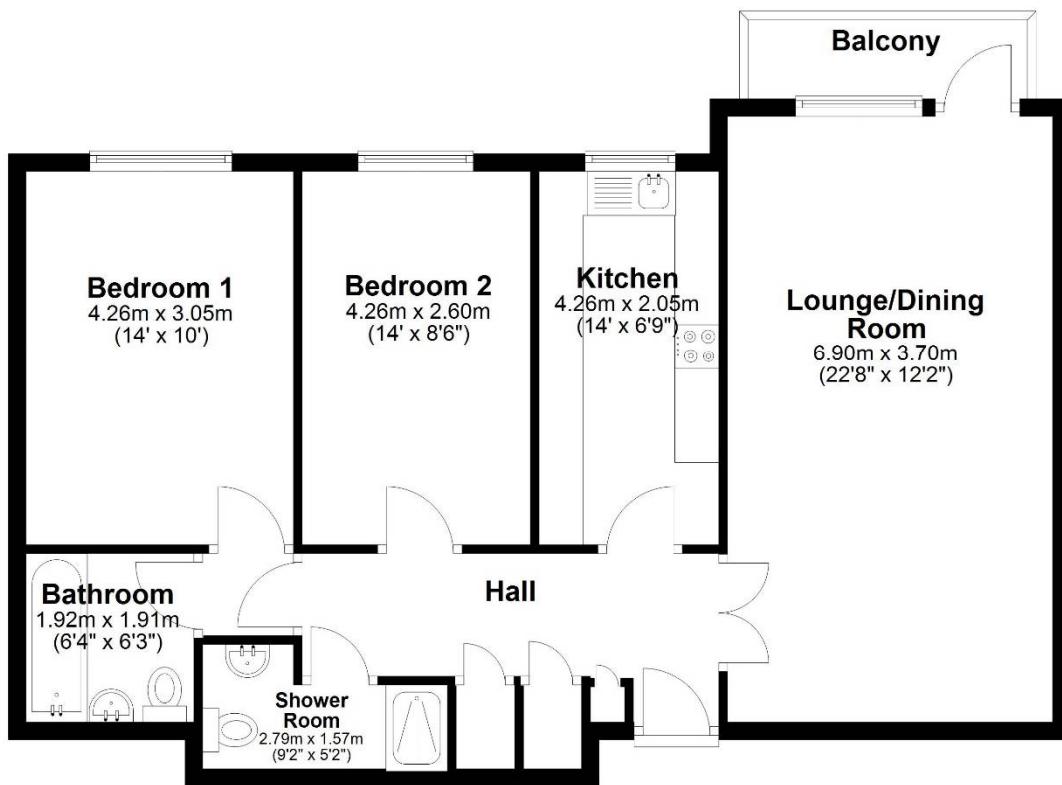
Greenhill is a well presented private development of apartments set within well-tended communal gardens. This flat is sold with the benefit of two large storage cupboards on the ground floor, perfect for suitcases, golf clubs and the like, and there is plenty of residents' parking around the development.

Agent's note

We are informed by the sellers that the flat is sold on a lease with 974 years unexpired and that there is no ground rent payable. The service charge, which is payable quarterly, presently stands at £2,000 per annum, and this includes maintenance of the building and gardens along with the building's insurance.

Second Floor

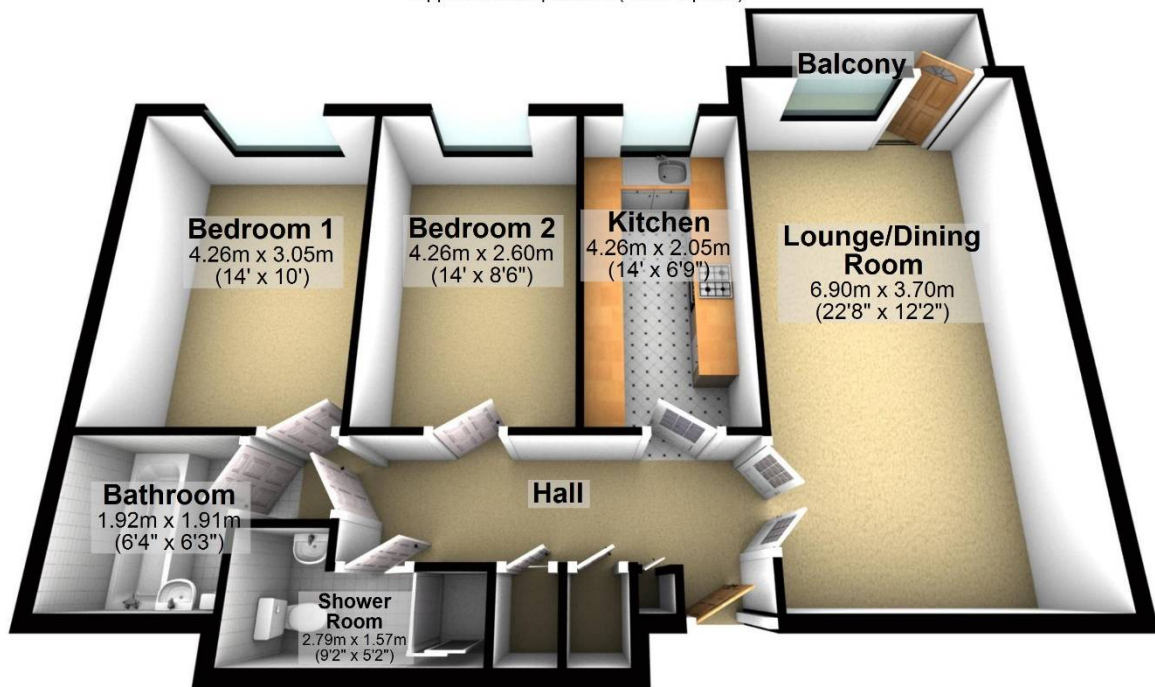
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 7th January, 2025

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