

WESTBURY ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb first floor apartment | Bright and airy accommodation | Two double bedrooms | Generous lounge / dining room | West facing balcony | Modern fitted kitchen | Extended lease | Communal gardens & parking | Excellent location for Queen's Road & Central Line | EPC rating C75 / Council Tax band D

**Guide Price**  
**£425,000**





Situated just a short walk from Buckhurst Hill Central Line Station and Queen's Road with its mix of boutique shops, cafes and restaurants, is this superbly presented light and airy first floor apartment. The property offers some 790 sq. ft. of contemporary living space with a west facing balcony, allocated parking and well maintained communal gardens.

### Location

Glenmead is a private development of apartments situated right in the heart of Buckhurst Hill. The property is ideally located just a stone's throw from Queens Road, the Central Line and just a short walk from the green spaces of Epping Forest. Buckhurst Hill is a particularly sought after area, with its excellent transport links, trendy shops and Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf, Westfield Shopping Centre and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

### Interior

This first floor apartment offers some 790 sq. ft. of accommodation commencing with a welcoming entrance hall with built in storage cupboard and gives access to all rooms. The principal living space is a generously proportioned lounge / dining room with windows to both front and rear aspects, creating a wonderfully bright and airy room. To the rear are doors opening to the balcony which offers a nice view of the gardens. There are cafe style shutters, wooden flooring and a stylish neutral decor. A wonderful space to relax, work or entertain. The kitchen has been upgraded by the present owners to offer Shaker style units with wood effect surfaces and complementary metro tiling. There is ample space for appliances and plenty of storage. There are two well appointed double bedrooms with fitted wardrobes, both served by a spacious fully tiled bathroom with a white suite.

### Exterior

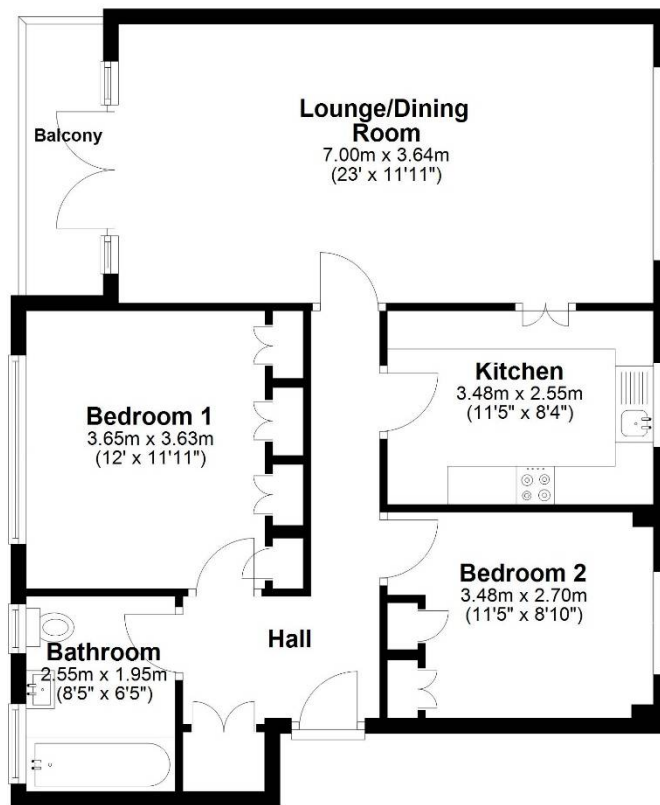
Glenmead offers allocated parking along with well-maintained communal gardens to the rear of the block accessed from Westbury Road.

### Agent's note

We are informed by the owners that the lease has 157 years remaining. There is no ground rent payable and the service charge presently sits at £160 per calendar month. This includes buildings insurance, gardening, maintenance, window and communal area cleaning.

## First Floor

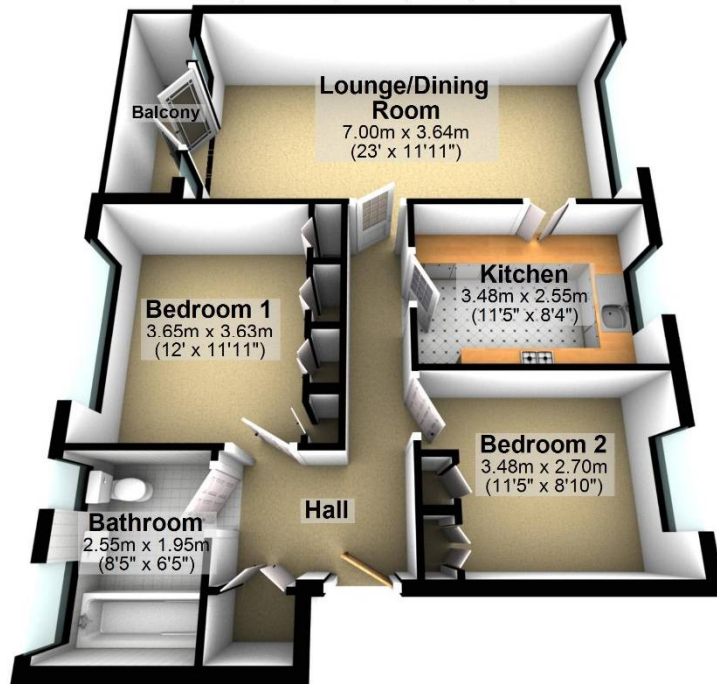
Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

### First Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 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 27th January, 2025