

HIGH ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Ground floor garden apartment | Two double bedrooms | Beautifully presented throughout | Own garden | Stylish shower room | Offered with no chain & Share of Freehold | Gated residents' parking | Superb communal grounds | Excellent location for Epping Forest and Queens Road | EPC rating C74 / Council Tax band D

**Guide Price**  
**£435,000**



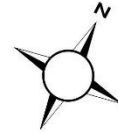
A beautifully presented two bedroom ground floor apartment which benefits from having its own garden amongst the communal grounds. The flat is offered with a share of the freehold, gated parking and with no onward chain.

**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 ground floor apartment offers 790 sq. ft. of accommodation commencing with a welcoming entrance hall with handy storage cupboards. The lounge / dining room is generously proportioned and having windows to two aspects is a naturally bright and airy room. Windows look onto the communal grounds and being west facing makes a perfect spot for the afternoon and evening sun. The principal bedroom is a good size double room with plenty of fitted storage and the second bedroom, also a double room, is presently being used as a dining room with Amtico flooring. The kitchen is fitted with an extensive range of base and wall mounted units with integrated appliances ample storage space. The shower room has been upgraded in recent times with a good size shower, white suite, vanity unit and complementary tiling.

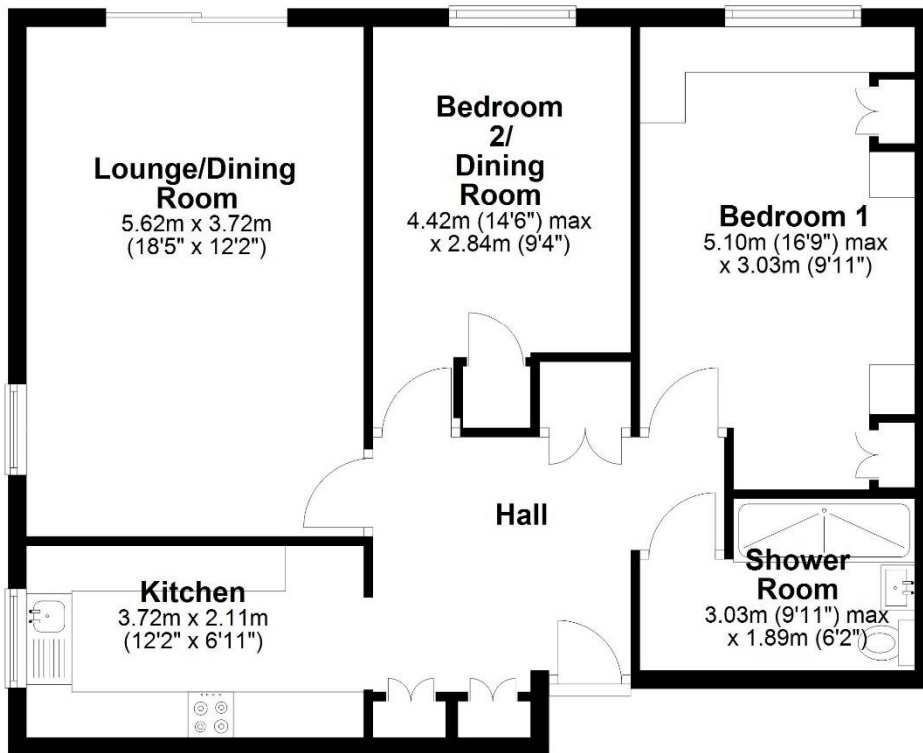
**Exterior** The flats at Greenhill are surrounded by beautifully maintained communal gardens with lawns and mature planting. This apartment is one of the few with its own garden area which is predominantly paved, so perfect for the evening sun. Gated resident's parking is available close by for owner occupiers and the flat has two storage cupboards within the building for suitcases, Christmas Trees and the like.

**Agent's note** The flat is offered with a long lease of approximately 975 years and a Share of the Freehold. The present service charge payable is £1,560 per annum and there is no ground rent payable.



### Ground Floor

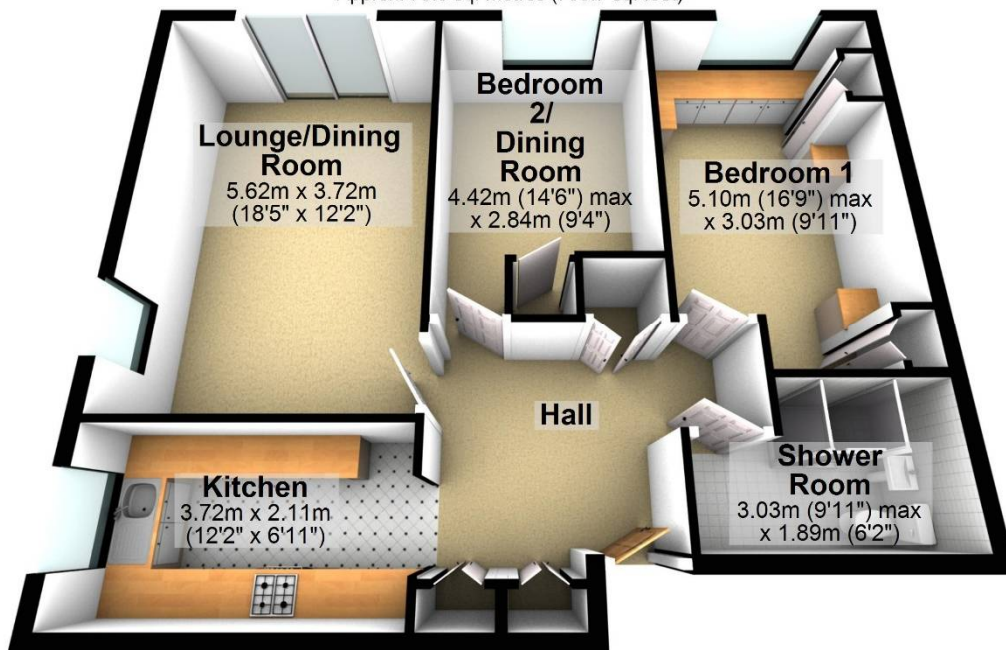
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 28th February, 2025