

THE SILVERS, PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Superb one bedroom second floor apartment | Share of freehold | Contemporary separate kitchen | A short walk to the Central Line Station | Stylishly presented throughout | Bedroom with en suite plus guest cloakroom | Balcony with far reaching views towards Chigwell | Two allocated parking spaces | Queen's Road a short stroll away | EPC rating tbc / Council Tax band C

**Guide Price**  
**£350,000**



This stunning one bedroom second floor apartment is located in a highly regarded development right in the heart of Buckhurst Hill. Features include a spacious lounge /dining room with balcony enjoying far reaching views, contemporary kitchen with high spec appliances, bedroom with en suite, guest cloakroom and parking for two cars. The property is being sold with a share of the freehold.

#### Location

The Silvers is a private development of apartments situated on Palmerston Road, right in the heart of Buckhurst Hill. The property is ideally located just a stone's throw from Queens Road boutique shops and Waitrose, the Central Line Station, 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

The accommodation has a touch of class and sophistication with the present owner's choice of decor and fittings. The entrance hall opens onto a generous lounge / dining room with patio doors to the balcony with its superb views. Off the lounge is the separate fitted kitchen with plenty of storage options and includes an integrated fridge/freezer, Bosch induction hob, oven and microwave. The bedroom is a large double room with fitted wardrobes and an en suite bathroom with a white suite and contrasting tiling. Also there is a similarly styled guest cloakroom off the hall, perfect for visiting guests. The apartment has gas central heating, double glazing throughout, video entry system and is being sold with a share of the freehold.

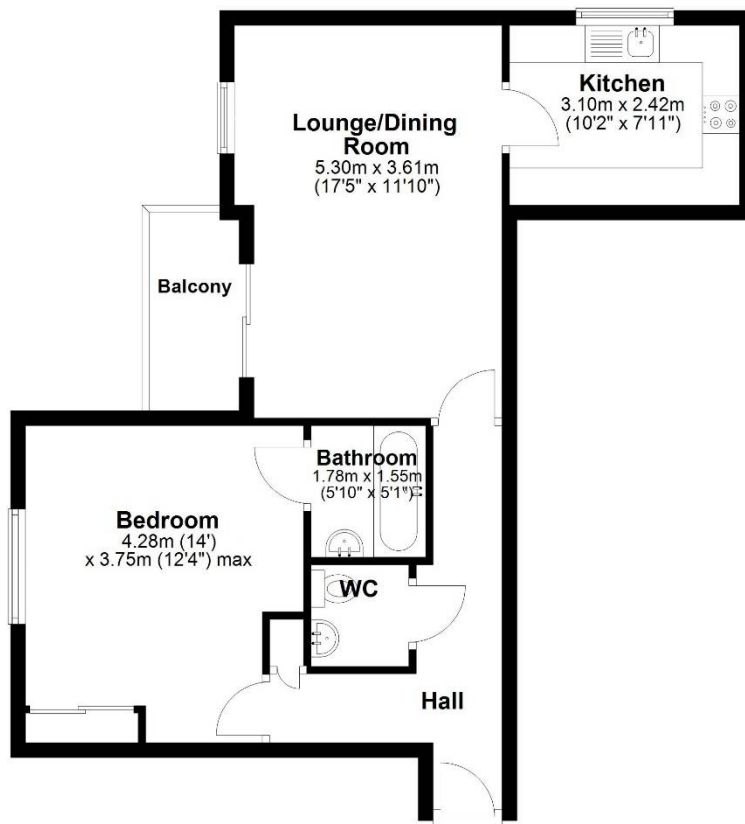
#### Exterior

The Silvers offers well maintained communal grounds to the rear of the property with lawns and mature shrub and tree planting. There is ample parking which is accessed from Roebuck Lane and this flat has two allocated parking spaces. The flat's balcony offers superb elevated views towards Chigwell, and being to the rear of the block, makes a quiet spot for a morning coffee or evening tittle.

Agent's note The apartment is being sold with a Share of the Freehold and a lease with approximately 161 years remaining. There is no ground rent payable and the service charge for the present year is £2,220. This includes the building's insurance, water rates, maintenance of the grounds and building, communal cleaning, management company fees and reserve fund contribution.

## Second Floor

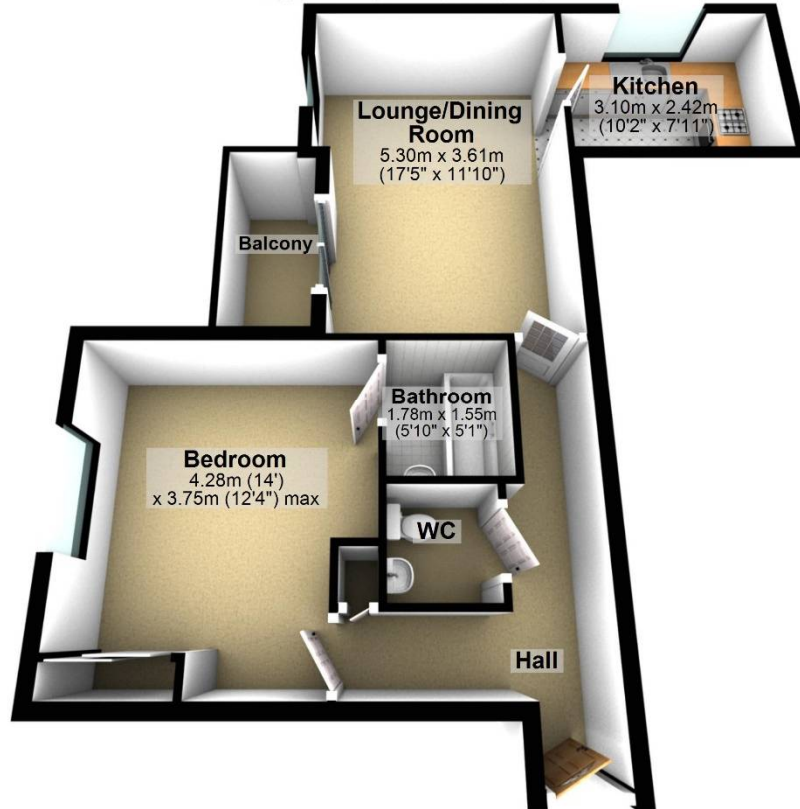
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 26th February, 2025