

EPPING NEW ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Wonderfully appointed three bedroom apartment | Luxury gated development | Principal bedroom with en suite | Generous reception room | South facing balcony | Fitted integrated kitchen | Concierge service | Allocated underground parking | Excellent location for schools & Central Line | EPC rating *tbc* / Council Tax band G

**Guide Price**  
**£675,000**

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This three bedroom ground floor apartment offers over 1,250 sq. ft. of accommodation situated in one of the areas most prestigious developments. Forest Heights is a secure gated community of flats and houses with a concierge service, underground parking, lift service and beautifully maintained grounds. This apartment offers a generous reception room, kitchen / breakfast room, south facing balcony and a principal bedroom with en suite.

### Location

Forest Heights is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose and the Central Line just a short walk away. Buckhurst Hill is a desirable location for many reasons including excellent transport links to the City via the underground and for road users, the M25, M11 and routes into London are close by. The area is also well served for leisure pursuits with a good selection of tennis, cricket and golf clubs, a David Lloyd Club and Epping Forest on the doorstep.

### Interior

This spacious ground floor apartment offers over 1,250 sq. ft. of well appointed accommodation commencing with a welcoming entrance hall with plenty of storage options. The principal reception room is a generously proportioned room with wooden flooring and patio doors opening to a south facing balcony. Off the lounge is a naturally bright and airy fitted kitchen / breakfast room with white base & wall mounted units with contrasting worksurfaces, integrated appliances and a breakfast table. All three bedrooms are double rooms, the principal having an en suite bathroom with a separate shower cubicle, and there is a separate shower room, serving the other bedrooms.

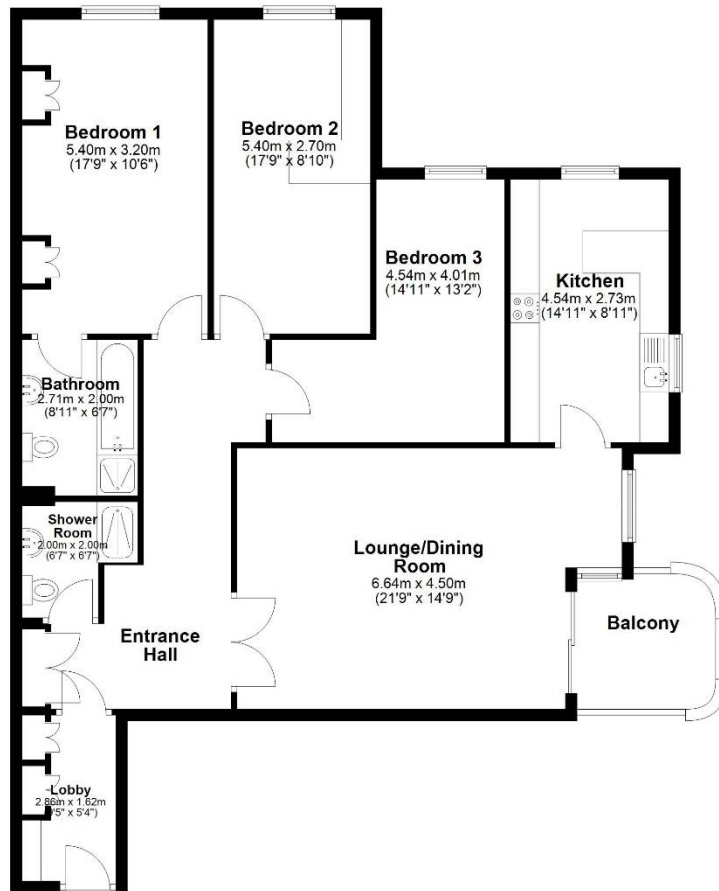
### Exterior

Forest Heights is a secure gated development of similar apartments alongside detached houses with concierge service, communal gardens and residents' parking areas. This apartment has an allocated underground parking space and there is a lift service in the block.

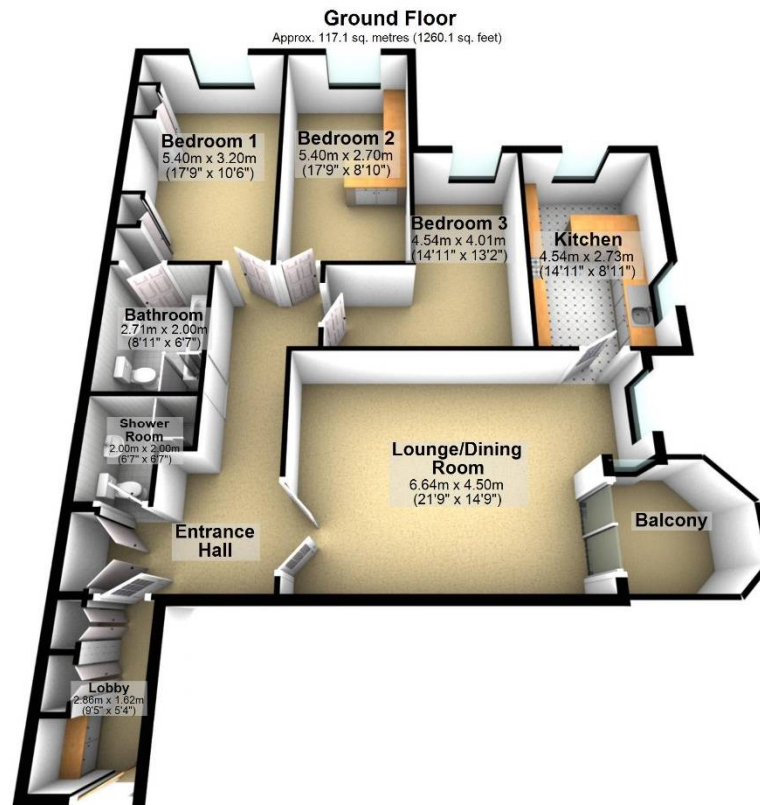
**Agent's Note** We are informed by the vendor that the flat is sold as a leasehold with 997 years remaining, however the buyer would also own a share of Forest Heights Management Limited which owns the Freehold of the development. The present charges for the apartment amount to £5,410 per annum and includes all maintenance for the grounds and building, insurance and concierge.

### Ground Floor

Approx. 117.1 sq. metres (1260.1 sq. feet)



Total area: approx. 117.1 sq. metres (1260.1 sq. feet)



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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 May, 2025