

PALMERSTON ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Well presented ground floor apartment | Two double bedrooms | Spacious lounge/diner | No onward chain | Excellent location for Central Line and Queens Road | Modern kitchen and shower room | Sought after schools close by | Garage en bloc & communal gardens | Share of the freehold | EPC rating C74 / Council Tax band D

**Guide Price**  
**£350,000**



Offered chain free and ideally situated just a stone's throw from Queens Road and Buckhurst Hill station is this spacious ground floor purpose built apartment. Features include two double bedrooms, a modern shower room and fitted kitchen, and a particularly large, airy living room. Also comes with a garage en bloc, communal gardens and a share of the freehold.

#### Location

Makinen House is located in an excellent central spot with Queens Road's boutique shops, cafes, Waitrose and the Central Line Station just a short walk away. The development is also surrounded by green spaces with Epping Forest on the door step. 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 and there are an outstanding range of state and independent schools.

#### Interior

The flat starts with a welcoming entrance and hallway leading to all rooms. The kitchen is a good size with modern wood-effect panelling, plenty of storage and space for appliances, and contrasting countertops providing extensive worktop space. There is a living room with ample room for both dining and sitting areas with a floor-to-ceiling window that maximises the natural light. This takes advantage of the south-facing aspect, with an outlook onto the greenery which provides an added sense of privacy. Both double bedrooms benefit from built-in wardrobes, the master having plenty of space to accommodate a small study area. They are served by a separate WC and shower room, the latter being especially well-finished with stylish grey tiling, a corner cubicle and wash basin. Further features of the apartment include double glazing throughout, gas central heating, and there is a security entry system.

#### Exterior

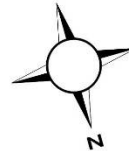
Makinen House residents enjoy well tended communal grounds with resident's parking and gardens. This apartment is being sold with a garage en bloc.

#### Agents Note

This apartment is being sold with a share of the freehold meaning there is no ground rent payable. We are informed that the lease stands at 100 years, or thereabouts, and that the service charge amounts to £1,500 per annum.

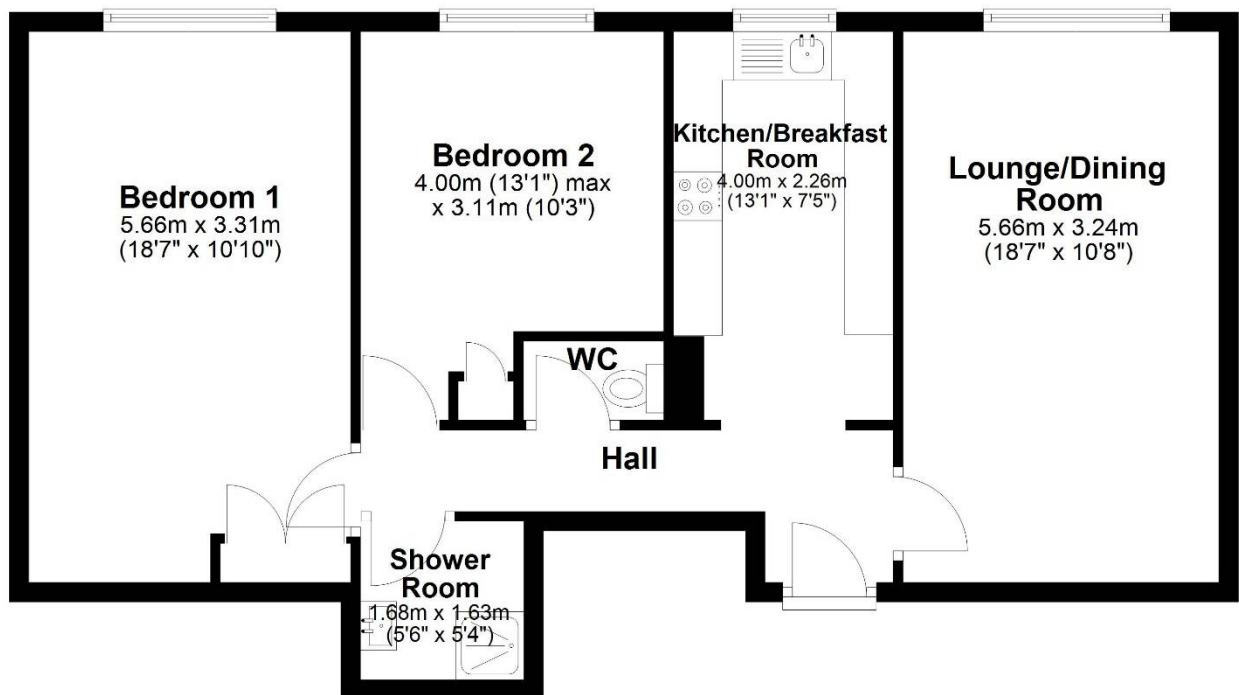




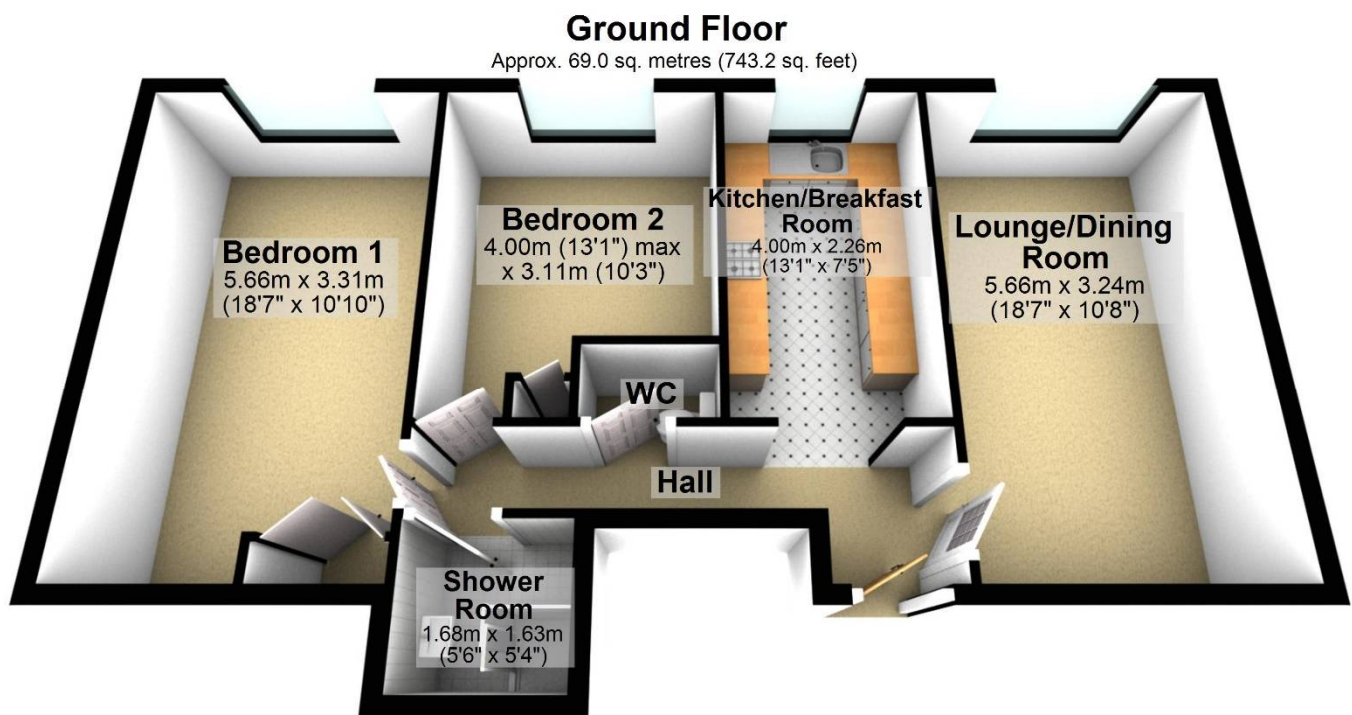


## Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 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 9th August, 2025

020 8504 9344

|

[info@farroneil.co.uk](mailto:info@farroneil.co.uk)

|

[www.farroneil.co.uk](http://www.farroneil.co.uk)