

PRINCES ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Victorian conversion with own 40ft garden | Two double bedrooms | Stylish fitted kitchen | Bathroom with white suite | Share of the freehold | Private rear garden | Epping Forest close by | Excellent location for schools, Central Line & shops | EPC rating C69 / Council Tax band C

Price Range
£400,000 to
£425,000

020 8504 9344

| info@farroneil.co.uk

| www.farroneil.co.uk



Situated right in the heart of Buckhurst Hill is this charming one / two bedroom ground floor garden flat which offers wonderfully flexible living space and benefits from being sold with a share of the freehold and a delightful private rear garden.

Location

Princes Road is the perfect location for Queens Road, with its boutiques, shops, cafes, restaurants and Waitrose Supermarket. The Central Line Station is just a short walk away, with its direct links to the City, West End and Canary Wharf, and for road users the M11, M25 and routes into London are all easily accessible. The area is a popular choice for families, being so well served by highly regarded state and independent schools, and with Epping Forest and an excellent choice of sports clubs close by, including a David Lloyd, there are plenty of leisure opportunities to hand.

Interior

Access to this delightful Victorian conversion is off a communal hallway opening to a welcoming entrance hall with space for coats and boots. To the front aspect the present owners have a sitting room which could be used as a 2nd double bedroom; a delightful room with exposed floorboards and a feature fireplace. To the rear of the apartment is a further living space with room for relaxing and dining with double doors opening to the rear garden. Off this room is a lobby leading to a stylish fitted kitchen along with the bathroom which has a white suite with contrasting tiling. The principal bedroom is a good size double room with fitted wardrobes and wooden flooring.

Exterior

There is a neatly maintained front garden with a path to the side of the house giving access to the rear garden. This is an absolute treat with mature mixed planting, the centrepiece being a stunning palm tree to give it a flavour of the tropics. A delightful calm space to relax at the end of any working day!

Agent's note

The flat is being sold with a Share of the Freehold and a lease with over 950 years remaining. The only charge payable is a contribution to the building's insurance which presently stands at £304.31 for the year. Owning a share of the freehold would also allow more opportunity to extend the living space if required, and subject to usual planning consents being obtained.

Princes Road, IG9

Approx. Gross Internal Area 765 Sq Ft - 71.07 Sq M



Ground Floor

Floor Area 765 Sq Ft - 71.07 Sq M

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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 6/10/2025

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 8th October, 2025

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