

THE CEDARS,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Totally refurbished first floor apartment | Two double bedrooms | Modern integrated kitchen | Contemporary bathroom | No onward chain | Excess of 900 year lease | Stunning outlook towards Epping Forest | Own section of garden | Excellent location for schools | EPC rating D64 / Council Tax Band C

Guide Price
£420,000



A completely refurbished first floor apartment which is being offered with no chain, over 950 year's lease, own section of garden, balcony, garage and the apartment has stunning views of Epping Forest to the rear. A great property for first time buyers, downsizers or investors alike.

Location

The Cedars is a quiet cul de sac bordering open countryside and Epping Forest, yet conveniently situated within easy reach of Buckhurst Hill Central Line Station with its direct services to the City, Canary Wharf and West End, or Chingford British Rail station into Liverpool Street. Queens Road's cafes, restaurants, boutique shops and Waitrose Supermarket are a short walk away, and the area is well served with both state and independent schools, with St. Johns Primary School close by. For leisure pursuits, there is Epping Forest, tennis, golf and cricket clubs along with a David Lloyd Leisure Centre.

Interior

This first floor apartment is beautifully presented having recently been completely refurbished. The flat has its own entrance with stairs leading up to a spacious landing. There are two double bedrooms, each with built in wardrobes with a balcony off the master bedroom. The bathroom offers a contemporary suite including a p-shape shower/bath alongside stylish contrasting tiling. The kitchen is similarly modern with light Shaker style units and quartz tops with integrated appliances and Metro style tiling. The living space is excellent, looking over the rear gardens with views to Epping Forest, with ample space for both dining and relaxing. The whole apartment, which measures some 735 sq.ft. of accommodation, is naturally bright and airy, and along with the owners choice of decor perfectly creates a contemporary but homely living space. The flat further benefits from having access to a good size boarded loft, so never short of storage.

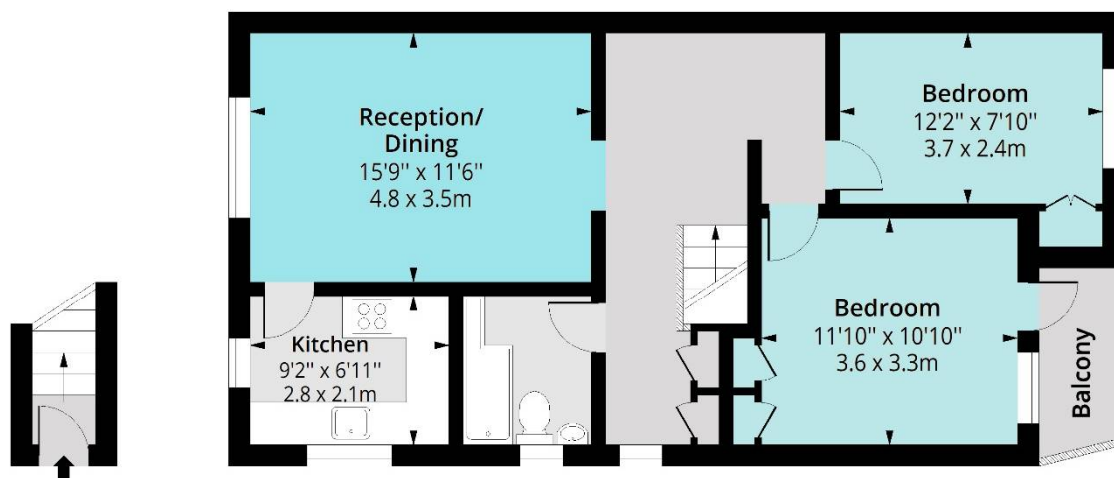
Exterior

The maisonette has its own front door with a pathway leading to a private rear garden which is has a gate into the forest. The space could be improved, but would make an excellent retreat, particularly with Epping Forest as a stunning back-drop. The apartment is being sold with a garage which is located in a block at the far end of The Cedars offering dry-storage.

Agent's Note - The apartment is sold with a lease with over 900 years remaining. We are waiting for confirmation of all charges, but understand that there is no service charge payable, just a ground rent of £120 per annum and a contribution to the building's insurance.

The Cedars, IG9

Approx. Gross Internal Area 735 Sq Ft - 68.28 Sq M
Approx. Gross Balcony Area 30 Sq Ft - 2.79 Sq M



Ground Floor

Floor Area 22 Sq Ft - 2.04 Sq M

First Floor

Floor Area 713 Sq Ft - 66.24 Sq M



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.

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Date: 16/10/2025

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 22nd October, 2025

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