

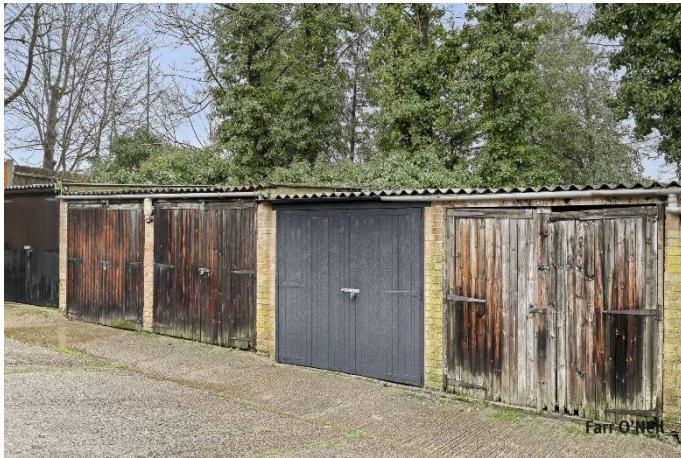
RAYBURN COURT,  
PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



First floor purpose built apartment | Two double bedrooms | Modern Shaker style kitchen | Spacious lounge / dining room | No onward chain | Share of freehold and long lease | Garage and communal parking | Excellent location for Central Line & Queens Road | EPC rating C78 / Council Tax band C

**Price Range**  
**£400,000 to**  
**£420,000**



A bright and spacious first floor apartment set within this sought after private block of just six flats, which is ideally situated for the Central Line and Queens Road. The property offers bright and airy accommodation with a stylish fitted kitchen, two double bedrooms, spacious lounge / diner and there are communal gardens and parking for one car along with a garage en bloc.

#### Location

Rayburne Court is situated just a short walk to the Central Line and Queens Road's shops, restaurants, cafes and Waitrose supermarket. Buckhurst Hill is a particularly sought after area due to its schools, transport links and trendy shops with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by. The area is well served by a wide selection of sports clubs and there is a David Lloyd Centre just a short drive away.

#### Interior

The bright and spacious accommodation commences with a welcoming entrance hall with wood effect flooring. The reception room is a generous size with plenty of space for both lounge and dining areas, and being southerly facing, enjoys plenty of natural light. The kitchen opens from the lounge and offers a modern range of Shaker style fitted units, with white goods which include an integrated fridge freezer, washing machine and dishwasher. To the rear of the property are the two bedrooms, both double rooms with space for wardrobes, and served by a modern family bathroom.

#### Exterior

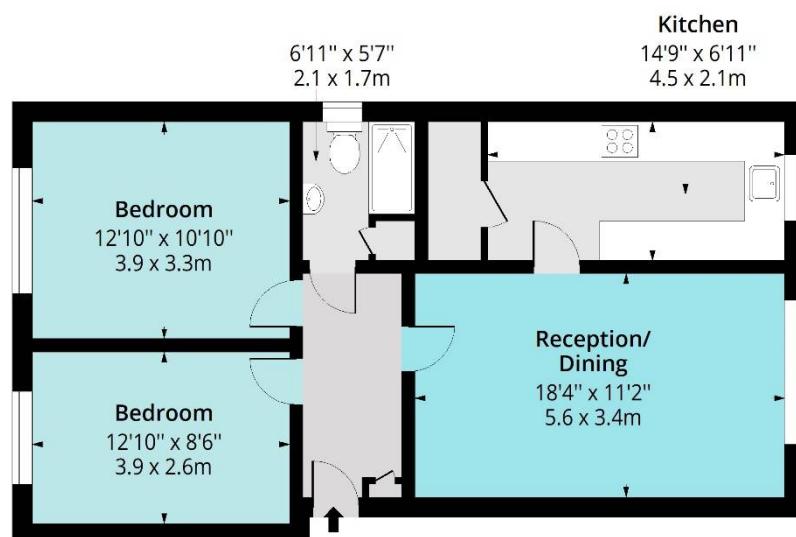
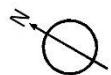
Outside are well maintained communal grounds with a resident's parking area and this apartment is being sold with a garage en bloc.

#### Agent's note

The property is being sold with a Share of the Freehold and a lease with in excess of 950 years to run. We are told by the vendor that there is no ground rent payable, so just a service charge of £1,710 per annum, which includes buildings insurance, maintenance of the building and grounds along with window cleaning.

## Rayburne Court, IG9

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M



## First Floor

Floor Area 716 Sq Ft - 66.52 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.

Date: 28/1/2026

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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 29th January, 2026