

EPPING NEW ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Wonderfully spacious ground floor apartment | 1,270 sq. ft. of well presented accommodation | Spacious principal reception room
Contemporary kitchen / breakfast room | Bedrooms with en suite bathrooms | Two private patio areas | Allocated & visitor parking | Secure gated development | Excellent location for Central Line & Epping Forest | EPC rating C78 / Council Tax band E

Guide Price
£550,000



Offering over 1,270 sq. ft. of accommodation is this wonderfully presented two bedroom ground floor apartment which is well placed for access to Queens Road, the Central Line and Epping Forest. Features include a generous reception room, two double bedrooms, en suite, kitchen / breakfast room opening to own patio and allocated parking.

Location Icen Court is situated in an excellent spot, within easy reach of Queens Road with its boutique shops, cafes, restaurants and Waitrose Supermarket along with Buckhurst Hill Central Line Station. The area is well served by transport links with the M11, M25 and routes into London close by and the Central Line gives direct access to the City, West End and Canary Wharf. For leisure pursuits, there is an array of sports clubs, a David Lloyd Centre and Epping Forest for a weekend stroll. Buckhurst Hill always proves a popular choice for buyers as there is an excellent range of state and independent schools in the area, including the sought after St. John's Primary School which is just a short walk away.

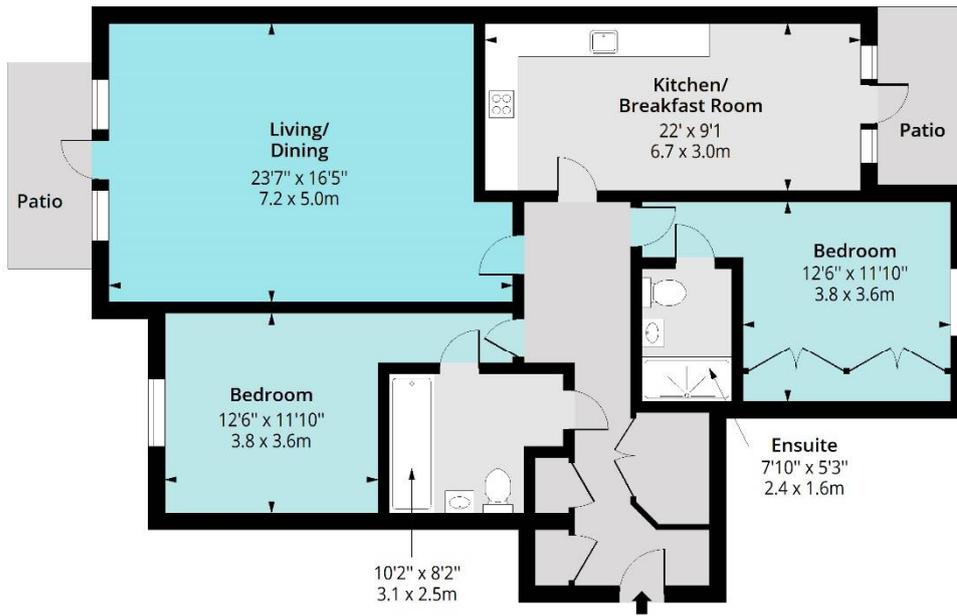
Interior This unusually spacious ground floor apartment commences with a welcoming entrance hall with cloak cupboard, and storage and boiler cupboards with wooden flooring and a neutral decor. The principal reception room measures some 23'7" x 16'5", so more than enough space for defined lounge and dining areas and perfect for entertaining. There are also French doors opening to a patio area. The kitchen/breakfast room is fitted with an extensive range of high gloss units with integrated appliances and contrasting worktops. There is ample space for a breakfast table with doors opening on to another patio and garden area. The two bedrooms are both well appointed double rooms, the principal bedroom having full-width fitted wardrobes and an en suite shower room. The second bedroom is served by a full Jack and Jill bathroom which can be used as an en suite or accessed independently from the hall. Further features include a security entry system, gas central heating and the apartment is fully double glazed.

Exterior Icen Court is a gated development with well maintained grounds and gardens. The apartment benefits from having allocated and visitor parking with the added bonus of two patio areas within the communal gardens. One for the morning sun, and the other for afternoon and evening. The remaining gardens include lawned areas with mature borders along with a feature pagoda to catch some shade.

Agent's note We are informed that the flat is leasehold with approximately 128 years remaining. The ground rent presently stands at £360 per annum and the service charge amounts to £2,859 per annum. This includes the building's insurance, maintenance of the grounds and building along with cleaning of the communal areas.

Iceni Court IG9

Approx. Gross Internal Area 1276 Sq Ft - 118.54 Sq M
Approx. Gross Patio Area 103 Sq Ft - 9.56 Sq M



Ground Floor

Floor Area 1276 Sq Ft - 118.54 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: 19/2/2026

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 24th February, 2026

020 8504 9344 | info@farroneil.co.uk | www.farroneil.co.uk