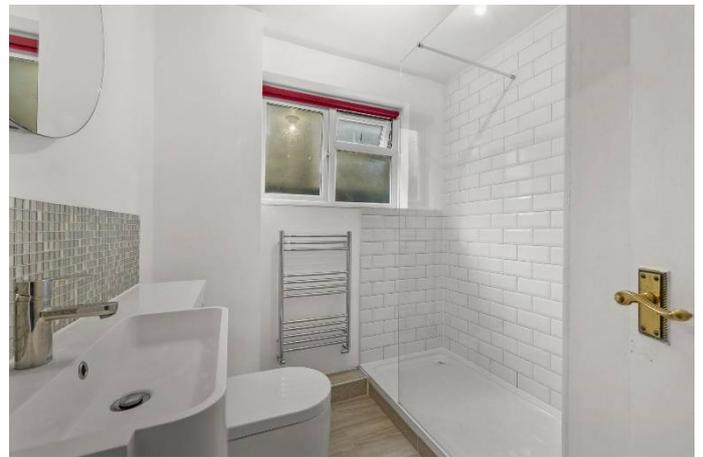


RUSSELL ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Well presented two bedroom garden flat | Sought after residential turning | Generous living / dining room with French doors to garden | Modern fitted kitchen | Contemporary shower room | Own 70ft rear garden with garage en bloc | Approx. 928 year lease | Queens Road shops and Central Line Station close by | Excellent location for Epping Forest & Schools | EPC rating C73 / Council Tax band C

Guide Price
£420,000



Situated on one of Buckhurst Hill's most prestigious turnings is this well presented ground floor maisonette which benefits from having its own 70ft garden. The property offers two well appointed bedrooms, modern kitchen and bathroom along with a spacious lounge/dining room with doors opening to the garden.

Location

Russell Road is a great spot, being an easy walk to the Central Line Station and the boutique shops, cafes and Waitrose at Queens Road. State and independent schools, including the highly regarded St Johns Primary School, are also close by. Buckhurst Hill is a popular choice being conveniently located for access to the City and West End, whilst being a quieter location with Epping Forest on the doorstep. The area is also well served for leisure pursuits, surrounded by Epping Forest and with a good selection of tennis, cricket and golf clubs along with a David Lloyd Centre a short drive away.

Interior

This ground floor apartment has its own entrance opening to a welcoming entrance hall. The principal reception room is a great size room with ample space for both dining and sitting areas, a particular feature being the original parquet flooring which has been retained. There are French doors opening to the rear garden, so a wonderful spot to relax at the end of your working day. There is a separate kitchen, fitted with a range of white units with contrasting units and ample space for appliances. The two bedrooms are well appointed double rooms, served by a contemporary shower room, beautifully styled with a white suite and complementary metro tiling.

Exterior

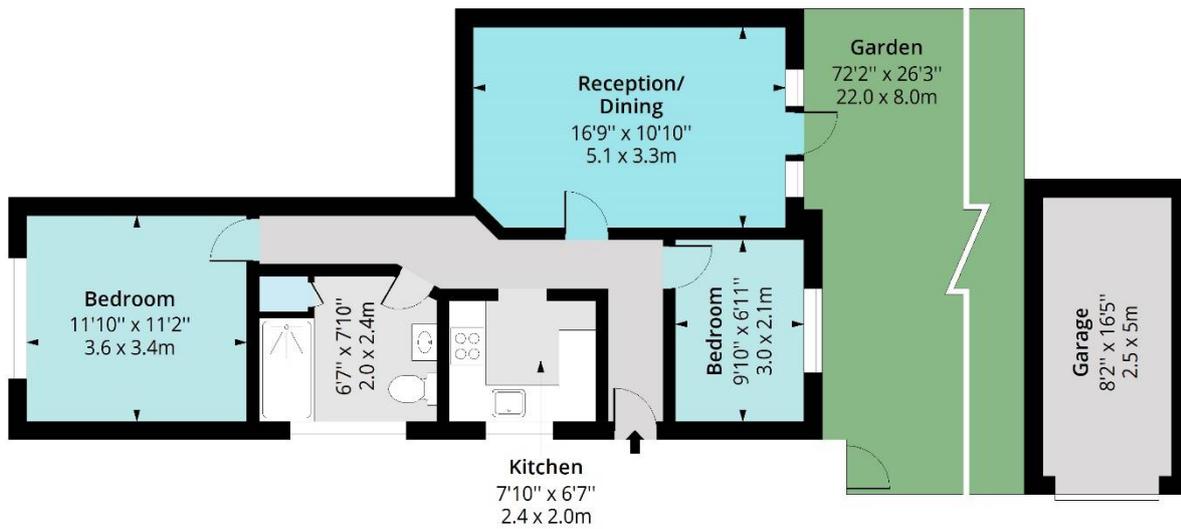
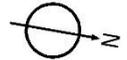
The outside space here is a real treat, and an unusually large area for a flat, with gardens to both front and rear, the back garden measuring over 70ft in length. Predominantly laid to lawn with mature shrub, tree and flower borders and a patio area for entertaining. To the rear of the gardens is a shared area of ground and this flat has a garage en bloc, accessed from St. John's Court.

Agent's Note

We are advised by the vendor that the flat is held on a lease with approximately 928 years remaining. There is no service charge and the ground rent payable is £21 per annum. The leaseholders contribute to their share of the building's insurance, which presently stands at £55 per month.

Russell Road IG9

Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M
Approx. Gross Garage Area 104 Sq Ft - 9.66 Sq M



Ground Floor

Floor Area 634 Sq Ft - 58.90 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: 30/3/2026

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 31st March, 2026