

WESTBURY LANE,
BUCKHURST HILL,

Farr O'Neil

RESIDENTIAL ESTATE AGENTS



Two bedroom ground floor apartment | Open plan living, dining and kitchen space | Two double bedrooms | Contemporary bath/shower room | No onward chain | Double garage en bloc | Communal gardens & parking | Excellent location for shops, schools & Central Line Station | EPC rating D59 | Council Tax band C

**Offers in the
region of
£395,000**



Ideally positioned just a short stroll from both Queens Road and the Central Line station is this spacious two bedroom ground floor apartment which is being sold with a Share of the Freehold, double garage and with no onward chain.

Location

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. This apartment is located just a short stroll from Queens Road with its boutique shops, cafes, restaurants and Waitrose Supermarket, and there are excellent state and independent schools close by.

Interior

The apartment forms part of the ground floor of a small private block of just four apartments. The accommodation runs the full length of the building offering plenty of natural light. There are two double bedrooms to the rear of the property and the lounge / dining area is a particularly good open plan space, ideal for entertaining. The separate kitchen offers a range of fitted units with space for appliances and there is a bathroom with a modern white suite, including a panel bath with shower over and contemporary metro style tiling.

Exterior

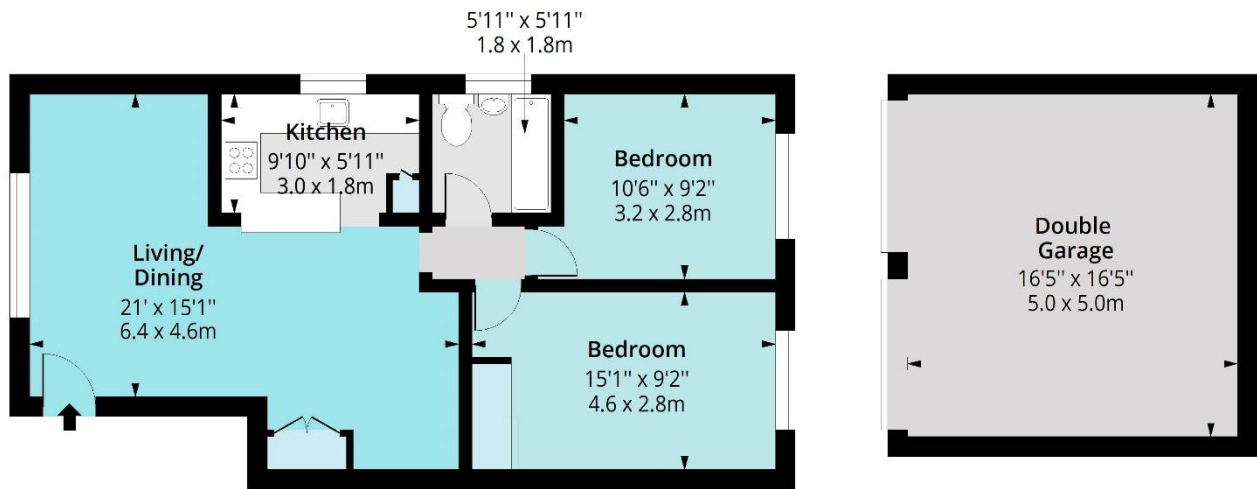
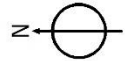
To the rear are communal gardens and this property benefits from having a double garaged en bloc with power connected. The front of the block offers residents' parking with driveway access to the rear garages.

Agent's note

The apartment is being sold with a Share of the Freehold, so no ground rent payable, just a service charge which presently sits at £120 per calendar month. This includes the cost of the building's insurance long with the building maintenance.

Westbury Lane IG9

Approx. Gross Internal Area 651 Sq Ft - 60.48 Sq M
Approx. Gross Garage Area 280 Sq Ft - 26.01 Sq M



Ground Floor

Floor Area 651 Sq Ft - 60.48 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: 8/4/2026

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 10th April, 2026

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