

RUSSELL ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Ground floor purpose built maisonette | Two well appointed bedrooms | Spacious lounge / dining room | Fitted kitchen | Modern shower room | Own front and rear gardens with garage en bloc | No onward chain | Sought after state & independent schools close by | Excellent location for Queens Road, Central Line & Epping Forest | EPC rating *tbc* / Council Tax band C

Guide Price
£375,000

020 8504 9344

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Farr O'Neil are delighted to offer for sale this two bedroom ground floor purpose-built maisonette which benefits from having its own front and rear gardens. The property is offered with no onward chain and is situated in a sought after turning, well placed for the Central Line, Queens Road and Epping Forest.

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 generously proportioned room with ample space for both dining and sitting areas, a particular feature being the original parquet flooring, and having a southerly aspect, is always a bright and airy room. There is a separate kitchen, fitted with a range of wood fronted units with contrasting worktops and plenty of space for appliances. The two bedrooms are well appointed double rooms, served by a modern fully tiled shower room, with a white suite and a good size shower cubicle.

Exterior

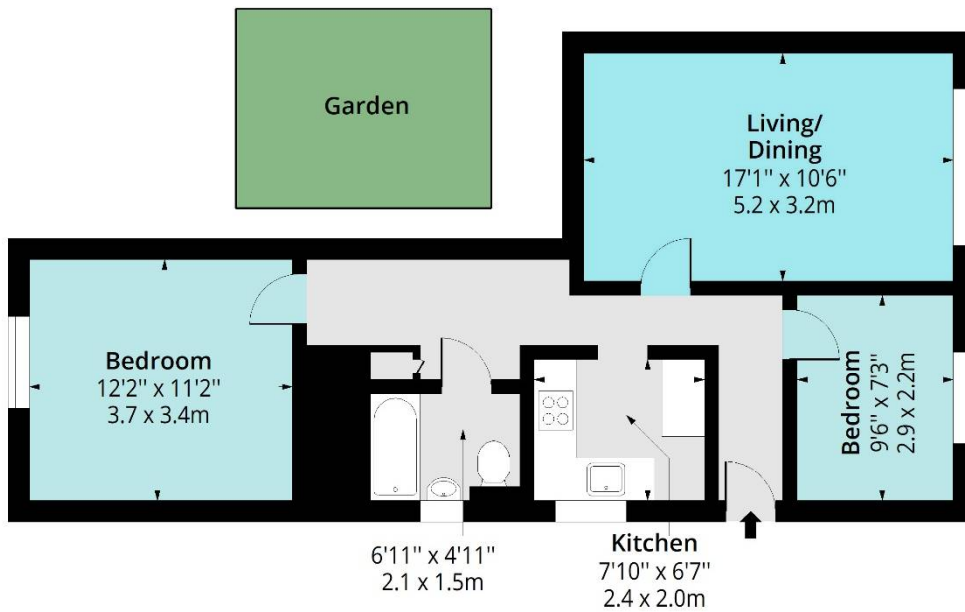
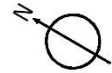
The outside space here is a real treat, and an unusually large area for a flat, with gardens to both front and rear, the back garden measuring over 50ft in length. Predominantly laid to lawn with mature shrub, tree and flower borders. To the rear of the gardens is a shared area of ground and this flat has a garage en bloc, accessed from St. John's Court, Gladstone Road.

Agent's Note

We are advised by the vendor that the flat is held on a lease with approximately 936 years remaining. There is no service charge and the ground rent payable is £21 per annum.

Russell Road IG8

Approx. Gross Internal Area 612 Sq Ft - 56.85 Sq M



Ground Floor

Floor Area 612 Sq Ft - 56.85 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: 29/5/2026

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 2nd June, 2026

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