

EPPING NEW ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



One bedroom penthouse apartment | Secure gated development | 779 sq. ft. of stylishly present accommodation | Lounge / dining room with Juliette balcony | Bedroom with stunning far reaching views | Bathroom with separate shower | Allocated & visitor parking | Stunning grounds with tennis courts | Great location for Queens Road & Central Line | EPC rating D55 / Council tax band E

Guide Price
£350,000



A stunning one bedroom penthouse apartment with wonderful far reaching viewings, situated within the highly sought after Boleyn Court development. Features include an on-site concierge, gated grounds with expansive gardens, including tennis courts and a bbq area, alongside allocated and visitor parking areas.

Location Boleyn Court is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose and the Central Line just a short walk away. Buckhurst Hill is a sought after location for many reasons, including excellent transport links to the City and West End via the Central Line and for road users, the M25, M11 and routes into London are close by. The area is also well served for leisure pursuits with a good selection of tennis, cricket and golf clubs and Epping Forest on the doorstep.

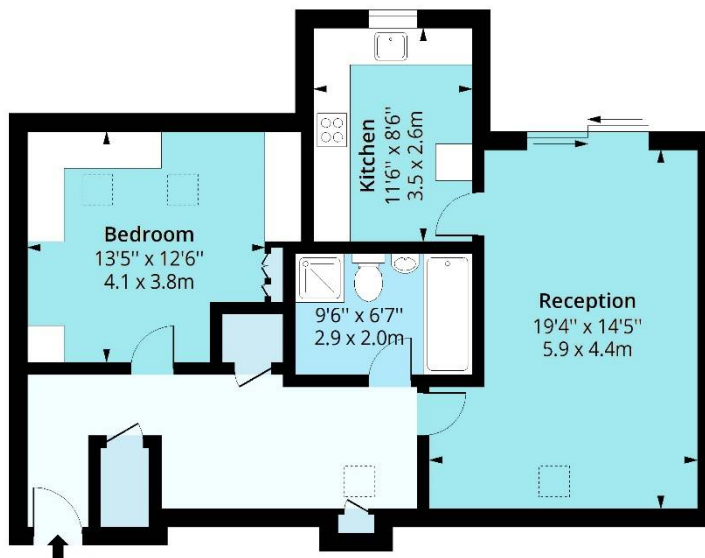
Interior This spacious top floor apartment offers close to 780 sq. ft, of beautifully presented accommodation. There is a large entrance hall with built in storage cupboards, and ample space to create a study area. The reception room offers plenty of room for both dining and sitting areas with the focal points being the Juliette balcony to enjoy the far reaching views, and the fireplace for a cooler winter evening. Off the lounge is a well designed fitted kitchen which offers ample space for appliances alongside plenty of storage. There is also a handy breakfast island, Amtico flooring and metro style tiling to finish the look. The bedroom is a generous double room with fitted wardrobes and chest of drawers, but the selling point of this room are the stunning views from two large Velux style windows which look towards Epping Forest. This is served by a stylish bathroom with both bath and separate shower comprising of a white suite with complementary tiling. The apartment has high ceilings throughout the property, so creating a wonderfully bright and airy feel.

Exterior Boleyn Court is a gated development with wonderfully landscaped grounds. There is a concierge's gatehouse at the main entrance and to the rear of the blocks is a vast area of gardens. Facilities include two tennis courts, barbeque area and plenty of space for residents to enjoy the greenery. This flat is sold with one allocated parking space and there is plenty of visitor parking for guests. The communal areas of the individual block have been refurbished in recent years and there is a lift service.

Agent's note The flat is offered with an unexpired lease of 87 years, and the charges payable amount to £100 per year ground rent and presently £2,719.89 per year service charge. This includes water rates, insurances, building and grounds maintenance, cleaning and contribution to a sinking fund.

Boleyn Court IG9

Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M



Third Floor

Floor Area 779 Sq Ft - 72.37 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: 26/8/2026

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 27th August, 2026

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