

WAIKATO LODGE, RUSSELL ROAD,
BUCKHURST HILL,

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning two bedroom top floor apartment | Spacious lounge / dining room open to balcony | Contemporary kitchen with integrated appliances | Stylish shower room | Two double bedrooms with fitted storage | Large loft space for storage | Gas central heating | Highly regarded location | Long lease over 900 years | EPC C / Council Tax C

Guide Price
£435,000



An absolutely stunning two bedroom top floor apartment which has been lovingly looked after by the present sellers. They have made some excellent changes including installation of a new gas system with combination boiler, radiators, (formerly electric), double glazing throughout, wooden flooring, a remodelled shower room and insulated the large loft space.

Location - Waikato Lodge is small private development of apartments located on an elevated position and enjoys far reaching views of the open countryside and beyond. Located in Russell Road, one of Buckhurst Hill's highly regarded sought after leafy roads with a mix of characterful properties. Buckhurst Hill proves to a popular choice due its excellent range of state and independent schools, transport links and Queens Road's boutique shops cafes and restaurants, and the Waitrose supermarket are conveniently close by. The Central Line station gives easy access to the City, Canary Wharf and the West End, and for road users, the M25, M11 and routes into London are near. There are also bus routes if required. The area is well served by leisure pursuits with tennis and golf clubs and the David Lloyd at Chigwell. For nature lovers, the green spaces of Linder's Field Nature Reserve and Epping Forest are on the doorstep.

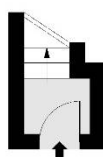
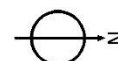
Accommodation - The apartment has its own private entrance and stairs up to the entrance hall. The lounge / dining room is a bright and airy room with plenty of space for seating and dining. There is direct access onto a southerly facing balcony, a real treat. The kitchen is fully fitted with a range of contemporary units with integrated appliances including induction hob, microwave, dishwasher and fridge/freezer and a double oven. There is ample storage and an additional larder cupboard. The two bedrooms are both doubles with built in cupboards, the main with further fitted wardrobes and both served by a stylish shower room. Remodelled by the present sellers with double shower, vanity unit and complementary fittings. For extra storage there is a useful large loft space accessed from the hall which is insulated and fully boarded. There are cafe style shutters in the lounge / dining rooms and both bedrooms which all add to the finished look.

Exterior - The communal gardens are well maintained and there is an area to the rear with parking, accessed from Luctons Avenue.

Agent's note - The sellers inform us the lease term is 934 years remaining. The service charge is £821.38 per annum and this includes ground rent. There is an additional £300 per annum payable to the Waikato Association which covers any emergencies on the development.

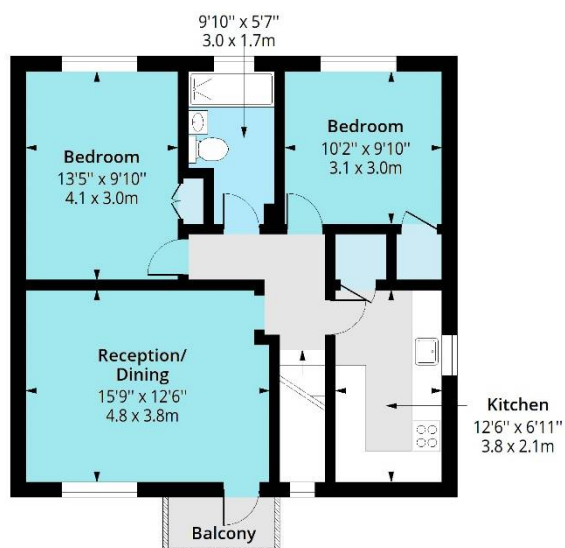
Waikito Lodge IG9

Approx. Gross Internal Area 740 Sq Ft - 68.75 Sq M
Approx. Gross Balcony Area 23 Sq Ft - 2.14 Sq M



Ground Floor

Floor Area 25 Sq Ft - 2.32 Sq M



First Floor

Floor Area 715 Sq Ft - 66.42 Sq M



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.

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Date: 24/9/2026

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 1st October, 2026

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