

RUSSELL ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



First floor purpose built maisonette | Two well appointed bedrooms | Bright and airy lounge/dining room | Separate fitted kitchen | Bathroom with white suite | Long lease over 930 years remaining | No onward chain | Schools, shops and the Central Line close by | Excellent location in the heart of Buckhurst Hill | EPC rating D67 / Council Tax band C

**Guide Price**  
**£375,000**





Offered to the market with no onward chain is this well appointed two bedroom first floor maisonette which is situated in one of Buckhurst Hill's premier turnings. The flat has over 950 years remaining on the lease and benefits from having its own garden area and garage en bloc. Perfect for first time buyers, downsizers and investors alike.

### **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 purpose built first floor maisonette offers over 650 sq. ft. of accommodation commencing with its own front door with stairs leading to the first floor landing. The lounge/dining room is a good size, and having a southerly aspect, is a naturally bright and airy room. There is a separate kitchen with a range of wood fronted base and wall mounted units with contrasting worktops and ample space for appliances. The two bedrooms are well appointed, the principal bedroom with built in storage, and there is three piece bathroom with a white suite.

### **Exterior**

To the rear of these properties is a large area of gardens which are divided up between the eight maisonettes. This flat has its own section of the gardens and there is also a garage en bloc which can be accessed from Gladstone Road.

### **Agent's note**

We are informed by the vendor that there is in the region of 940 years remaining on the lease, and there is no service charge payable. The only outgoing is the building's insurance which is presently around £380 per annum and a ground rent of £71 per year.

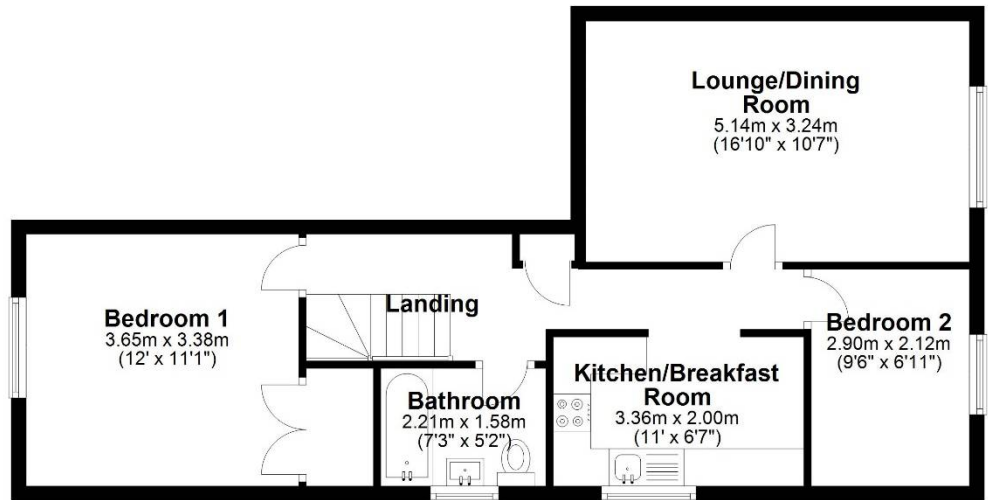
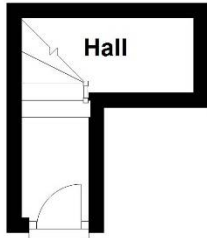
### First Floor

Approx. 57.4 sq. metres (617.8 sq. feet)

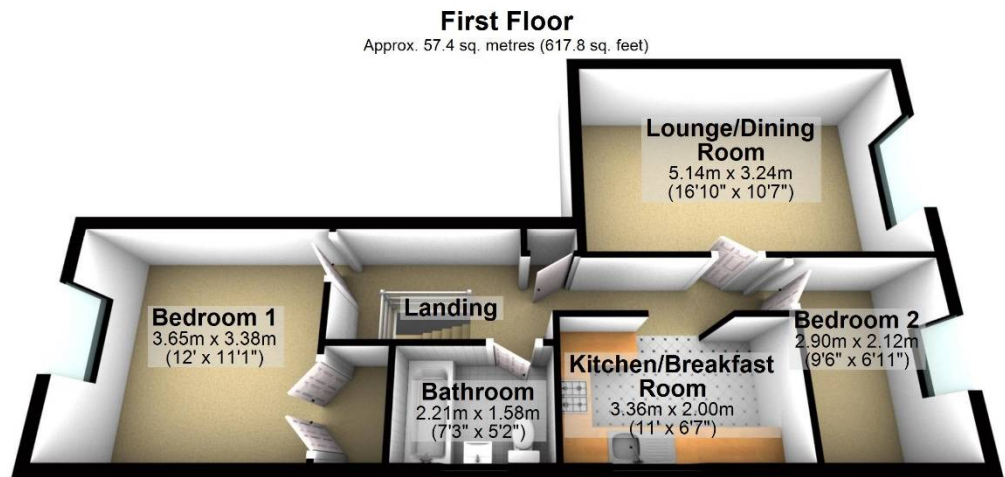
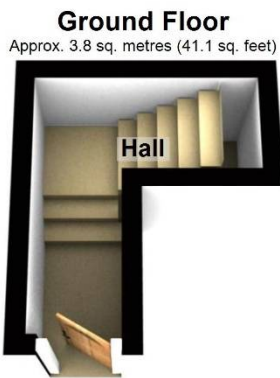


### Ground Floor

Approx. 3.8 sq. metres (41.1 sq. feet)



Total area: approx. 61.2 sq. metres (658.9 sq. feet)



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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 6th June, 2024