

WHITEHALL LANE,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Stunning two bedroom ground floor apartment | Approximately 1,000 sq ft of accommodation | Wonderfully spacious lounge & dining areas | Principal bathroom and guest cloakroom | Balcony looking onto the gardens | Sold with a Share of freehold | Two garages en bloc | Delightful communal gardens | Ideal location for Queens Road & Epping Forest | EPC rating *tbc* / Council Tax band E

**Guide Price**  
**£525,000**

020 8504 9344 | [info@farroneil.co.uk](mailto:info@farroneil.co.uk) | [www.farroneil.co.uk](http://www.farroneil.co.uk)



A wonderfully spacious ground floor apartment offering close to 1,000 sq. ft. of accommodation with two reception areas, a fitted kitchen, guest cloakroom, two garages, balcony and direct access to beautifully presented communal gardens. The flat has its own entrance, a share of the freehold and would make an excellent buy for downsizers or first time buyers alike.

### **Location**

Hurstcombe is located in an excellent spot with Queens Road's boutique shops, cafes, Waitrose and the Central Line just a short walk away, and the area is well served by highly regarded state and independent schools. There are excellent transport links to the City 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. Loughton is also close by, with its traditional High Street and Leisure Centre, and there is a David Lloyd Leisure Club at Chigwell.

### **Interior**

This unique apartment offers approximately 990 sq. ft. of accommodation commencing with its own entrance from the communal grounds opening to a welcoming entrance hall. There is a guest cloakroom, with a good size storage cupboard, and a further cupboard for coats and boots from the hall. The living area is a great size with a large dining area, which presently houses a ten-seater dining table, and a separate sitting area, all looking to a southerly aspect onto the communal gardens; a great space for entertaining. The kitchen is fitted with a great range of units with contrasting worktops and a breakfast bar with ample space for appliances. The two bedrooms are double bedrooms, the principal room with fitted wardrobes and the smaller bedroom is presently used as a study. The bedrooms are served by a family bathroom with a white suite including a corner bath and a separate corner shower cubicle with complementary tiling. There is also a large store room between the bedrooms which offers excellent storage space which is a real bonus.

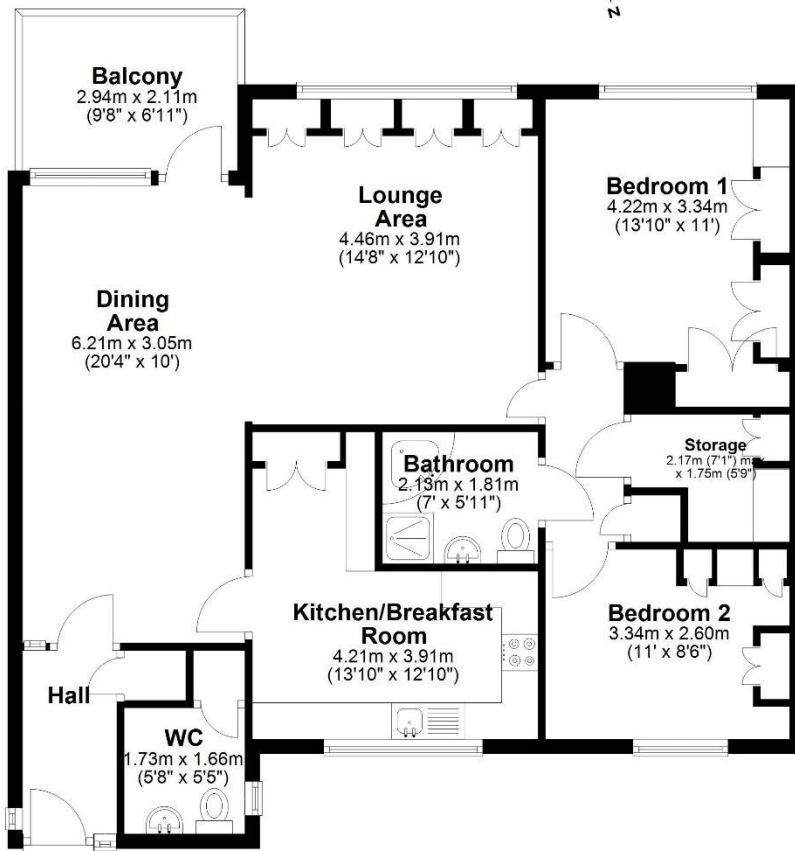
### **Exterior**

Hurstcombe offers well presented and maintained communal grounds and this apartment has a balcony looking onto the gardens. There is a communal parking area to the rear and this flat is sold with two garages en bloc. There is also an area of the gardens outside this flat, historically for the sole use of the flat, which is maintained by the development's gardeners. The owners of the flat have personalised the space with their own bench and pots to create a delightful spot to relax.

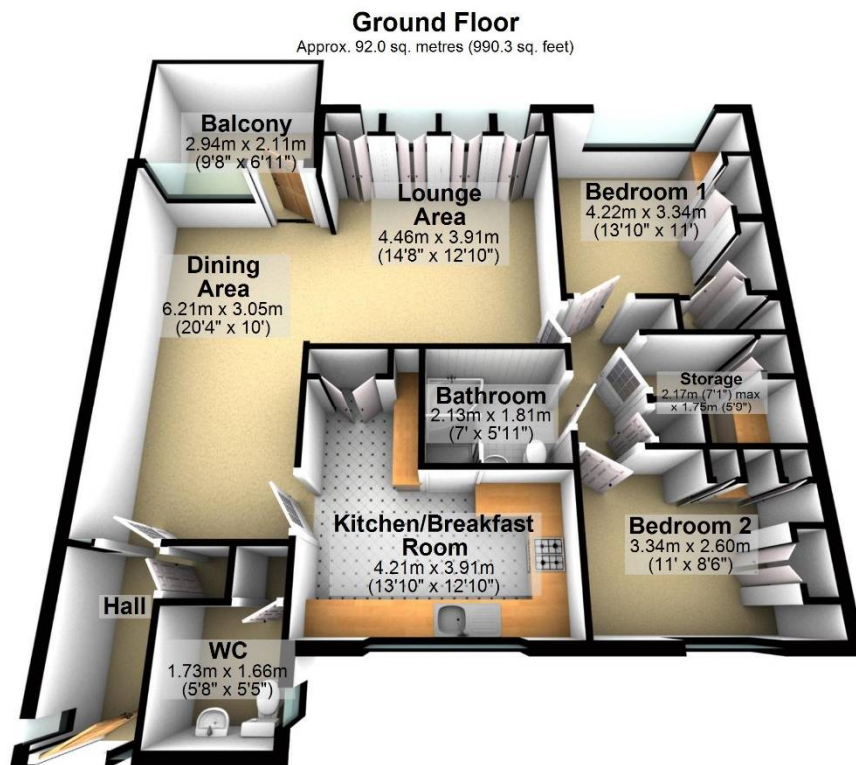
**Agent's note:** The apartment is being sold with a share of the freehold and a lease with over 970 years remaining. The service charge payable presently stands at £167 per calendar month.

### Ground Floor

Approx. 92.0 sq. metres (990.3 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 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 27th August, 2024