

QUEENS ROAD,  
BUCKHURST HILL,

# Farr O'Neil

RESIDENTIAL ESTATE AGENTS



Superbly presented duplex apartment | Two/three double bedrooms | 1,000 sq. ft. of accommodation | Sitting room and separate dining room (bedroom 3) | Fitted kitchen | Spacious hall / study area | Residents' permit parking | 117 year lease | Excellent location for shops, Central Line & Epping Forest | EPC rating D59 / Council Tax band C

**Guide Price**  
**£460,000**



This wonderfully spacious duplex apartment offers over 1,000 sq. ft. of accommodation with two double bedrooms, two reception rooms and a generous fitted kitchen - all just a stone's throw from the Central Line Station and Queens Road with its mix of boutique shops, cafes, restaurants and a Waitrose Supermarket. Perfect for any commuters looking for a great size apartment.

### **Location**

The apartment is situated on Queen's Road itself, set amongst the shops, cafes and restaurants with the Central Line Station entrance just around the corner. This offers direct links to the City, West End and Canary Wharf and for road users the M11, M25 and routes into London are close by. The area is well served by excellent state and independent schools, and being surrounded by Epping Forest there are plenty of leisure pursuits on offer.

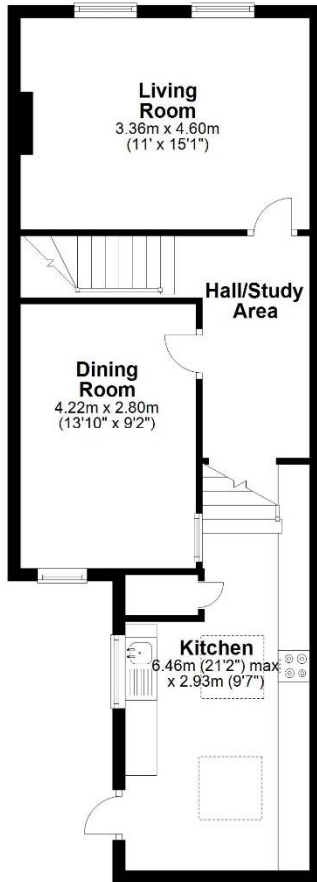
### **Interior**

The flat has its own entrance which leads you straight into the kitchen. This is extensively fitted with an excellent range of base and wall mounted units with contrasting granite effect worksurfaces, space for appliances and plenty of storage. The kitchen opens to a great sized inner hall with space for a study area and stairs to the upper floor. The lounge is to the front of the building, looking onto Queens Road, with wooden flooring, and open fireplace and bespoke shelving to the alcoves. There is also a good size dining room on this floor (which could be used as a third bedroom) which makes a perfect spot for entertaining. Upstairs are two double bedrooms, both beautifully presented, with wooden flooring and a stylish neutral decor. Both are served by the principal bathroom which offers a white suite including a bath and separate shower.

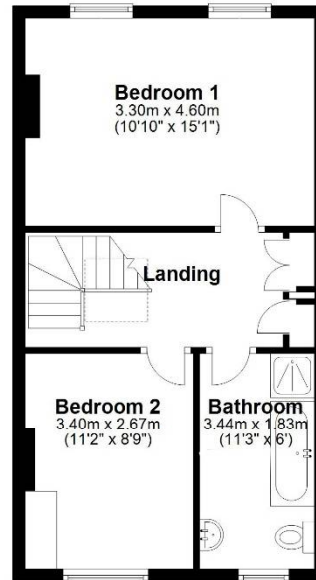
### **Agent's note**

The flat is offered to the market with a lease having 117 years' remaining. There is no service charge payable and we are awaiting confirmation from the vendor in relation to whether a ground rent is payable.

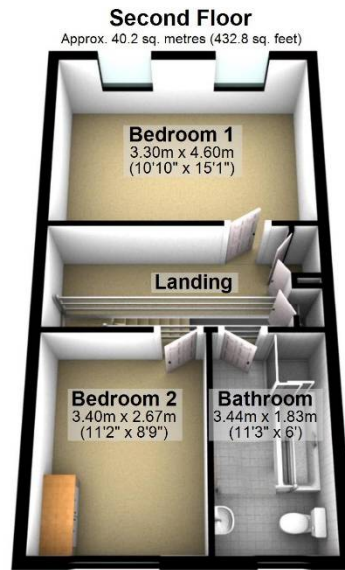
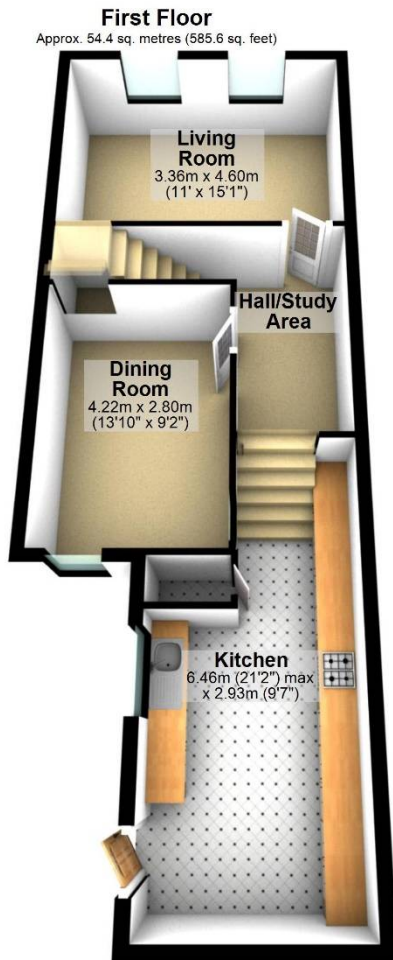
**First Floor**  
Approx. 54.4 sq. metres (585.6 sq. feet)



**Second Floor**  
Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 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 September, 2024