



Epping New Road, Buckhurst Hill, IG9





## Offers In Excess Of £700,000 Leasehold

- GATED DEVELOPMENT - 3 BEDROOM 2 BATHROOM PENTHOUSE APARTMENT
- NEW URBAN MYTH KITCHEN WITH INTEGRATED APPLIANCES
- NEW ELECTRIC HEATING & HOT WATER SYSTEM
- GARAGE, ALLOCATED PARKING & VISITOR PARKING
- IMMACULATE COMMUNAL GARDENS & 2 TENNIS COURTS
- LIFT ACCESS TO APARTMENT AND SECURITY ENTRY-PHONE
- WALKING DISTANCE TO QUEENS ROAD BOUTIQUE SHOPS, RESTAURANTS, CAFES & WAITROSE
- CENTRAL LINE BUCKHURST HILL STATION WITH ACCESS TO LONDON
- CLOSE TO EPPING FOREST



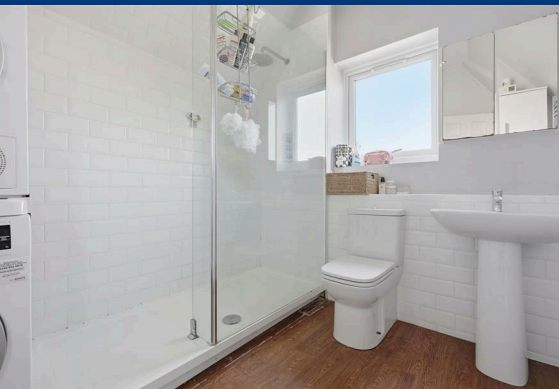
Nestled in the desirable area of Epping New Road, Buckhurst Hill, this stunning three-bedroom penthouse apartment offers a perfect blend of contemporary living and convenience. Spanning over 1970 square feet, the property boasts an impressive layout that includes a spacious open plan Living/Dining and Kitchen, two of the 3 bedrooms with modern en-suite bathroom and shower rooms, and a separate WC.

The heart of the home is undoubtedly the new "Urban Myth" kitchen, which is equipped with built-in appliances, making it a delight for any culinary enthusiast. The apartment also features a private balcony, ideal for enjoying the fresh air and views. For added convenience, the property comes with a garage, an allocated parking space, and additional visitors' parking.

Set within a gated development, residents benefit from secure entry via a concierge service and an entry phone system, ensuring peace of mind. The lift access makes this penthouse easily accessible, enhancing the overall appeal of the property.

For those who enjoy the outdoors, the apartment is conveniently located near Epping Forest, perfect for leisurely walks and cycling adventures. The well-kept communal gardens provide large open spaces, complemented by two tennis courts for recreational activities.

With easy access to the M11 & M25, this penthouse apartment is not only a luxurious living space but also a gateway to the vibrant lifestyle that Buckhurst Hill has to offer. Queens Road is a walk away with its boutique shops, restaurants, cafes & Waitrose. Buckhurst Hill central line station giving access to central London. This property is an exceptional opportunity for anyone seeking a modern home in a tranquil yet accessible location. Viewing highly recommended



3 2 1 E

ENTRANCE INTO DEVELOPMENT

ENTRANCE HALLWAY  
23'2" x 8'10" (7.063 x 2.696)

KITCHEN/DINING ROOM/LIVING  
ROOM  
23'5" x 15'7" (7.14 x 4.75)

BALCONY  
3'8" x 8'2" (1.12 x 2.50)

INNER HALLWAY  
7'10" x 4'6" (2.391 x 1.387)

BEDROOM ONE  
18'11" x 10'2" (5.78 x 3.12)

EN-SUITE SHOWER ROOM  
9'6" x 8'0" (2.90 x 2.46)

BEDROOM TWO  
18'6" x 19'1" (5.64 x 5.82)

EN-SUITE BATH/SHOWER ROOM  
12'4" x 8'7" (3.76 x 2.64)

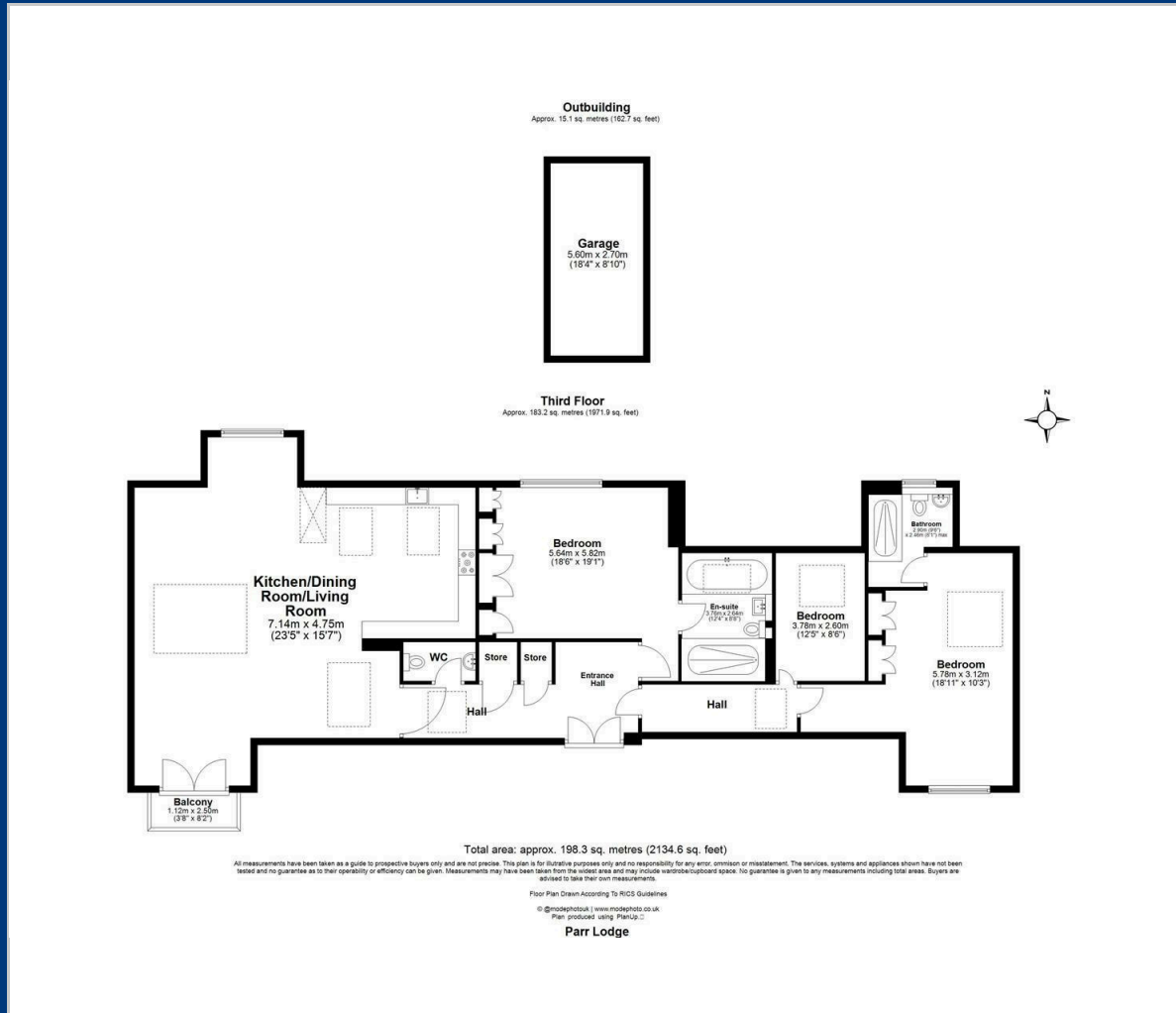
BEDROOM THREE  
12'4" x 8'6" (3.78 x 2.60)

SEPERATE WC  
6'10" x 3'1" (2.095 x 0.950)

EXTERIOR - GARAGE  
18'4" x 8'10" (5.60 x 2.70)

COMMUNAL GARDENS AND  
TENNIS COURTS

## Floor Plan



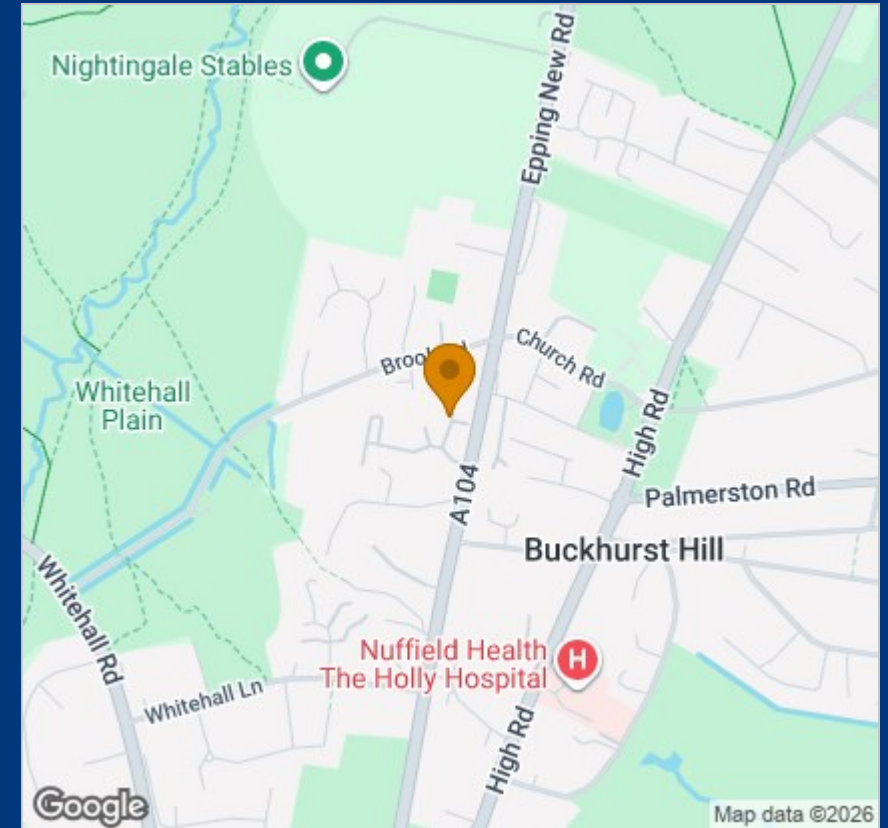
## Viewing

Please contact our Buckhurst Hill Office on +4420 8559 2211 if you wish to arrange a viewing appointment for this property or require further information.

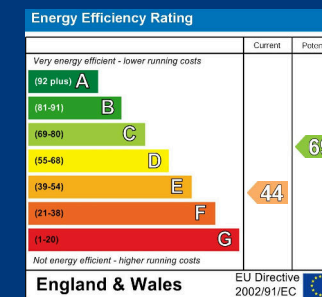
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155 Queens Road, Buckhurst Hill, Essex, IG9 5AZ  
Tel: +4420 8559 2211 Email: buckhursthill@knightons.co.uk knightons.co.uk

## Area Map



## Energy Efficiency Graph



Local Authority: Epping Forest District Council  
Council Tax Band: F  
Service Charge:  
Ground Rent: