



P R I M E R E S I D E N T I A L

P R E S E N T S

Palmerston House, Buckhurst Hill



elliott | E | J

PRIME RESIDENTIAL

# Palmerston House, Buckhurst Hill



Elliott James is thrilled to offer this exquisite two-bedroom penthouse in the charming area of Buckhurst Hill. This nearly-new, share-of-freehold residence combines luxurious touches with contemporary design over 904 sq ft of well-planned living space.

As you enter, you are welcomed into a beautifully designed apartment featuring two spacious bedrooms, each with a private en-suite, a family cloakroom, and an open-plan kitchen, living, and dining area. Ideal for a small family or professionals requiring a guest room or home office.

The sleek, modern kitchen includes Quora worktops and Miele integrated appliances. With notable features including bi-fold doors opening to a wraparound balcony showcasing beautiful views, perfect for an indoor-outdoor dining experience.

The property is further enhanced by a Lightwave smart lighting system and electric blinds for added convenience. Oak interior doors, high ceilings, elegant wood flooring, and underfloor heating create a warm, spacious, and sophisticated ambiance.

Security is a top priority, featuring CCTV, a video intercom, a car lift to underground parking, and a top of the range keyless fingerprint entry system, ensuring both convenience and peace of mind.

Located just a short walk from Buckhurst Hill station, Waitrose, and Queens Road, this apartment offers exceptional convenience for accessing Central London. This unique and stunning penthouse embodies contemporary luxury living and is a rare opportunity to make it your own. ”

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

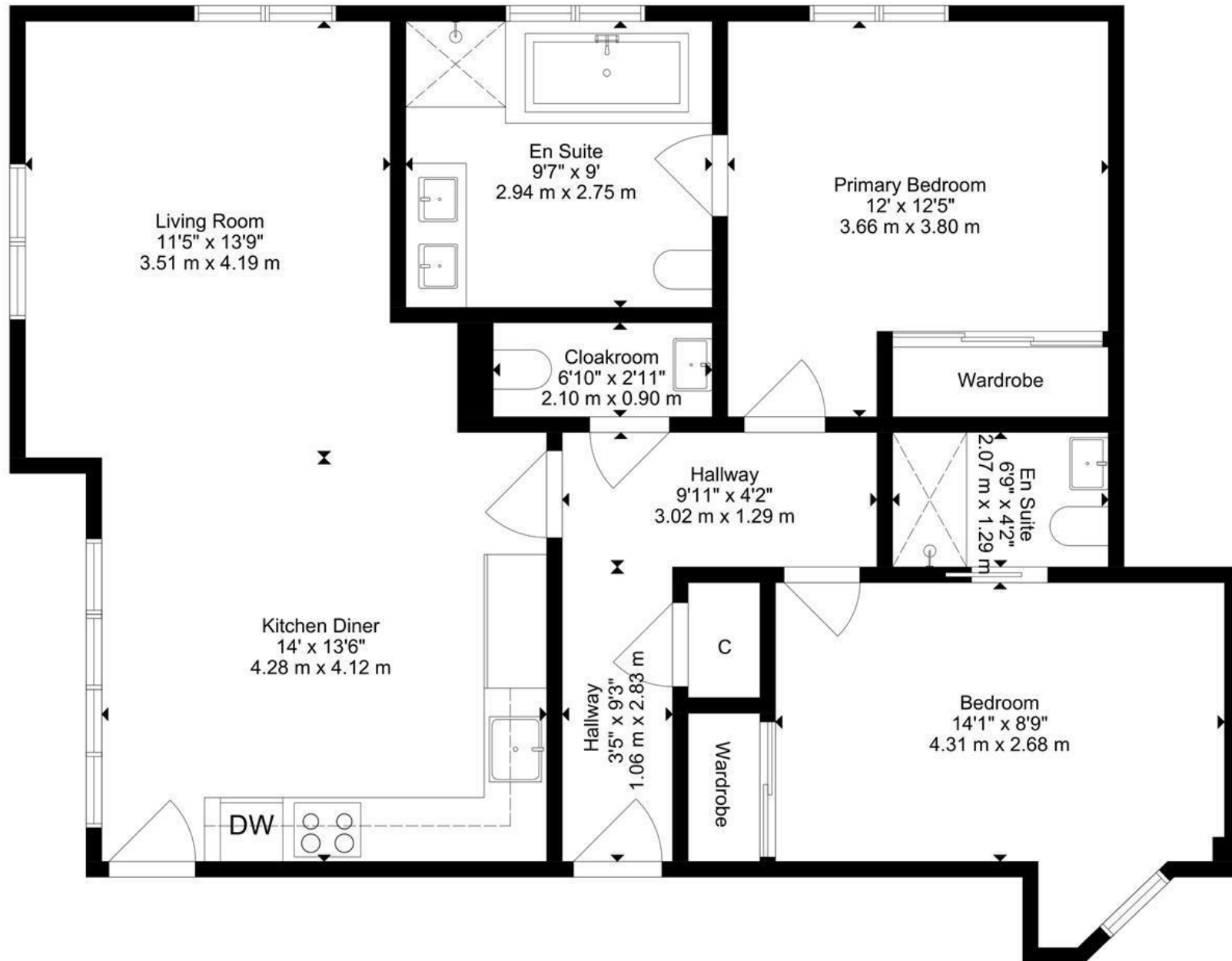
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Sqft 925.70 sq ft	Type Apartment - Penthouse	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest	Tax Band F

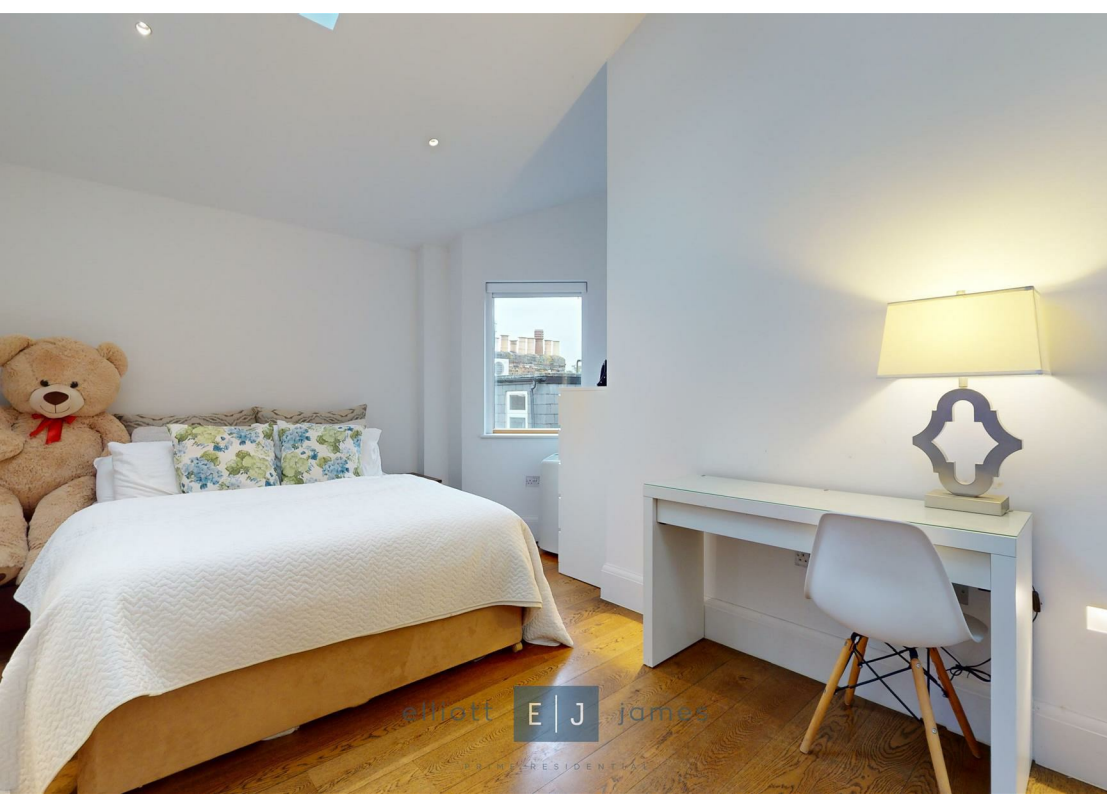
# PLANS



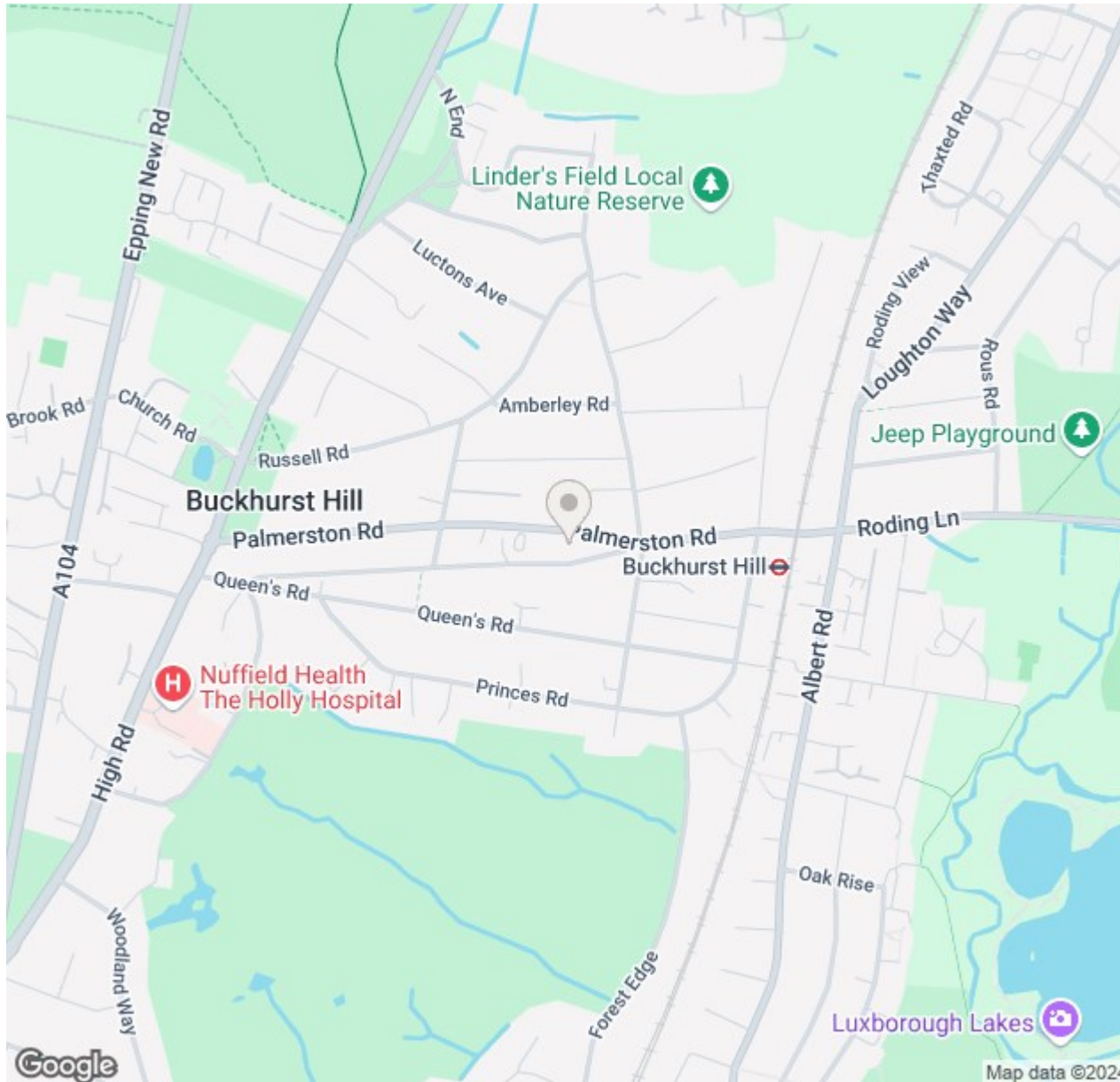
GROSS INTERNAL AREA

TOTAL: 904 SQ FT, 84 m2

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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