



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

P R E S E N T S

Hawsted, Buckhurst Hill



## Hawsted, Buckhurst Hill



Elliott James is excited to bring to market this exclusive penthouse in the heart of the highly regarded Buckhurst Hill. This incredible penthouse offers almost 2000 sq. ft. of internal living space as well as two beautiful terraces with stunning views over Epping Forest and the local cricket field. Although the property is set within the tranquillity of Epping Forest, Buckhurst Hill Central Line station and local amenities such as Waitrose are just over half a mile down the road. This makes it the perfect penthouse for any family or local commuter.

The penthouse has direct lift access that is controlled by the owner's personal key, giving it an incredibly secure and prestigious feel. The lift leads directly into a generous reception hall which is complete with cloakroom and plenty of storage. Leading on, you will find a large German designed Poggenpohl kitchen/diner complete with fitted appliances, formal reception room with gas fireplace and direct access onto the terrace, spacious study/bedroom, second double bedroom with fitted wardrobes, dressing room and modern en suite and master bedroom complete with dressing room, en suite and private terrace.

It is also important to note that this penthouse features air conditioning, spacious double garage and will be offered on a chain free basis. Viewing is strictly by appointment only.



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Sqft 1938.00 sq ft	Type Apartment - Penthouse	Style 1980s
Bedrooms 3	Receptions 2	Bathrooms 2
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest District Council	Tax Band F



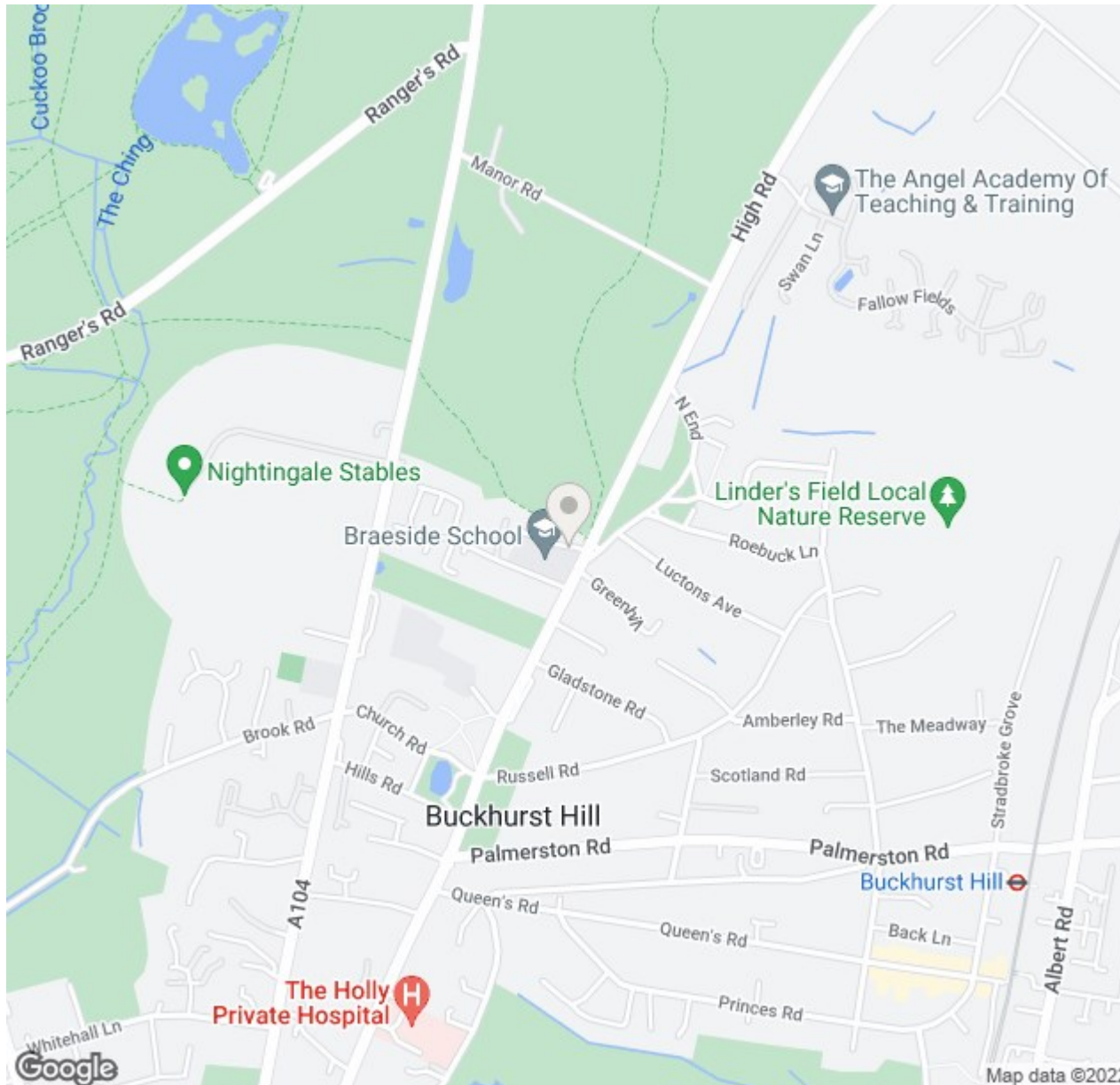








# MAP & EPC

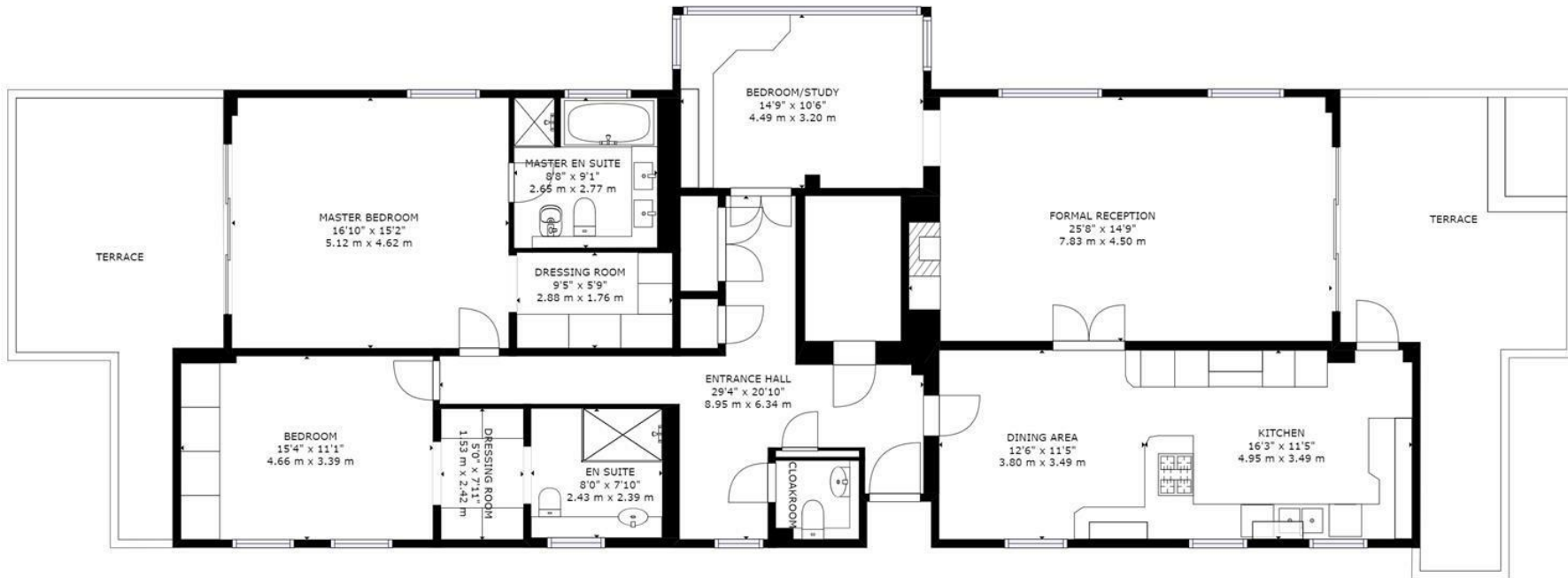


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	77
<b>England &amp; Wales</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	



# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 1938 sq ft, 180 m<sup>2</sup>, EXCLUDED AREAS:  
TERRACE: 506 sq ft, 47 m<sup>2</sup>  
TOTAL: 1938 sq ft, 180 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

elliott  james

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