



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

P R E S E N T S

High Road, Buckhurst Hill



696-8

High Road, Buckhurst Hill



Elliott James are pleased to present a rare opportunity to purchase a charming Victorian three bedroom upper ground floor apartment. Dating back to approximately 1850, the property offers period features throughout, wonderful high ceilings and generously proportioned rooms. Situated within easy access for Queens Road's shops, Buckhurst Hill Central Line Station and Epping Forest.

The accommodation comprises of elegant entrance hall, double doors opening to the living room with feature fireplace and paneled walls, kitchen/breakfast room with integrated appliances, utility room and family bathroom. The large master bedroom has a bay windows and en-suite shower room and there are two further bedrooms.

Externally the property has allocated parking and the property is being sold with a share of the freehold.



I feel proud and honoured to be part of such a fantastic local business. Having grown up in the area I bring a sense of local community and integration into my role. I have a passion for new technology and development and always ensure that this is reflected in the work we do for our clients. I strive to provide an exemplary level of service in all aspects of my role and ensure that all my clients are always satisfied.



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.

Frederick Cassford
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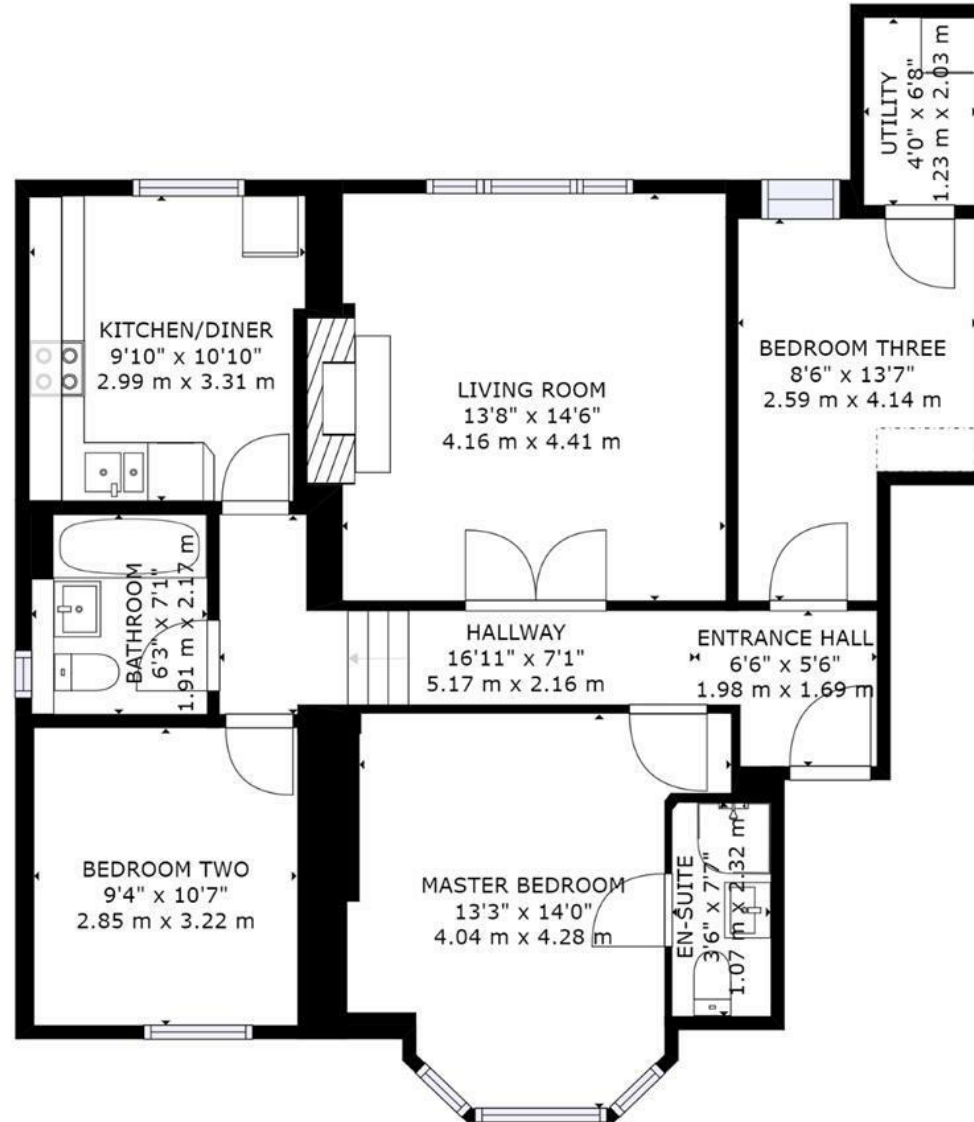
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Sqft 929.00 sq ft	Type Apartment	Style Victorian
Bedrooms 3	Receptions 1	Bathrooms 2
Tenure Leasehold - Share 67 - 99	Local Authority Epping Forest District Council	Tax Band C

PLANS



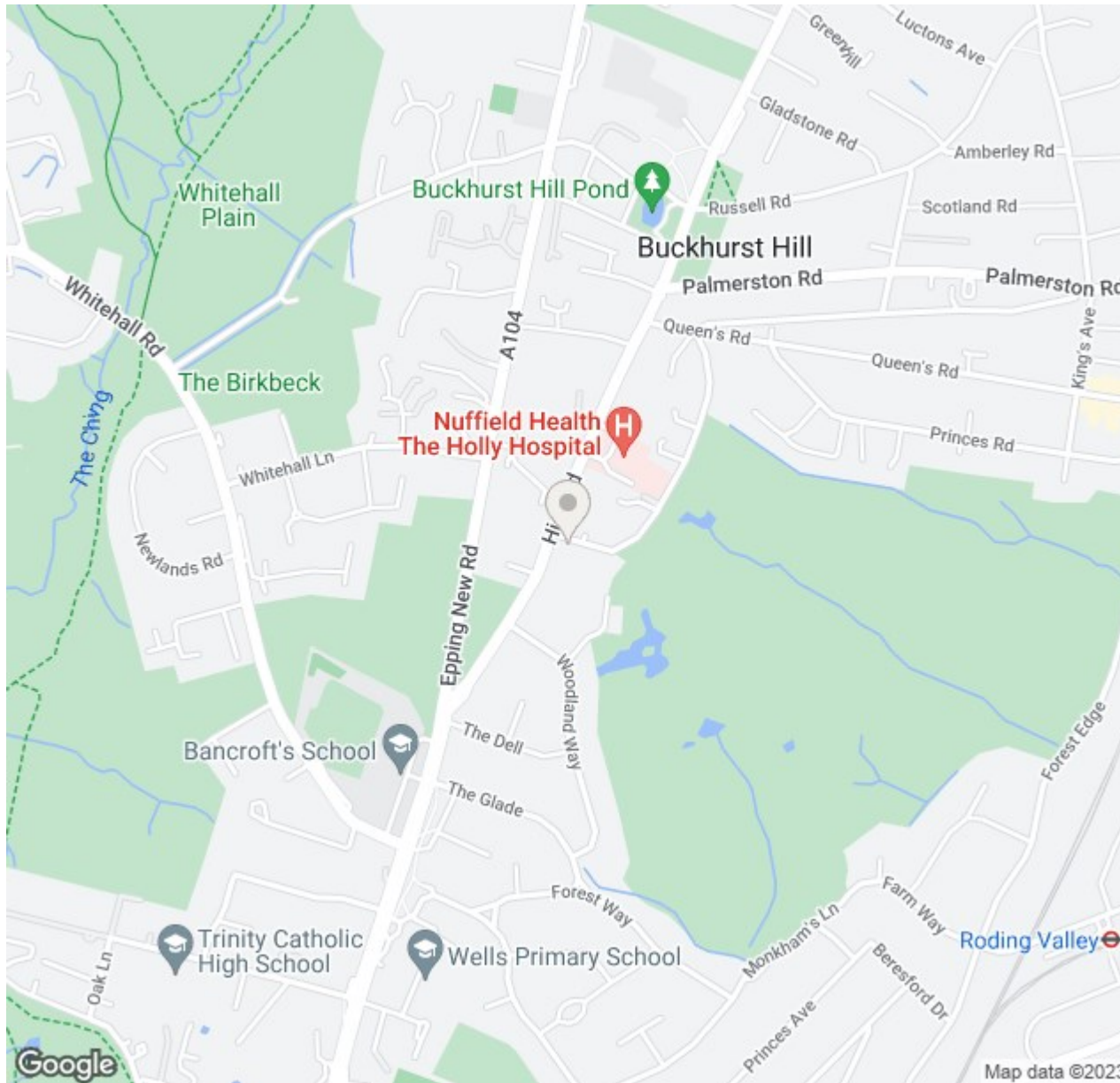
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 929 sq. ft, 86 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 5 sq. ft, 1 m²
TOTAL: 929 sq. ft, 86 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	

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

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