



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

P R E S E N T S

Stag Lane, Buckhurst Hill



elliott E | J

PRIME REAL ESTATE

Stag Lane, Buckhurst Hill



A well-appointed and beautifully presented two bedroom second floor apartment situated within the sought-after Stag Heights development on Stag Lane, Buckhurst Hill. Finished to a modern standard throughout, this bright and spacious home offers well-proportioned accommodation.

The property comprises a welcoming and spacious entrance hallway leading to a generous open living space filled with natural light, with the added benefit of a private balcony, one of the few apartments within the block to enjoy this feature. The contemporary finish throughout creates a stylish yet comfortable feel, perfectly suited for modern living.

There are two well-sized bedrooms, both benefiting from built-in wardrobes, including a spacious principal bedroom. The apartment is completed by a modern family bathroom and ample storage throughout.

The annual ground rent is £833.66 and the annual service charge is £426.44, with purchasers only responsible for the proportion applicable to their ownership share (for example, 50% ownership would pay 50% of the charges, whilst 100% ownership would pay 100%).

Located within the desirable Stag Heights development, the property is ideally positioned close to the excellent amenities, shops, cafes and restaurants of Buckhurst Hill, while also offering convenient transport links nearby for easy access into London and surrounding areas.



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.

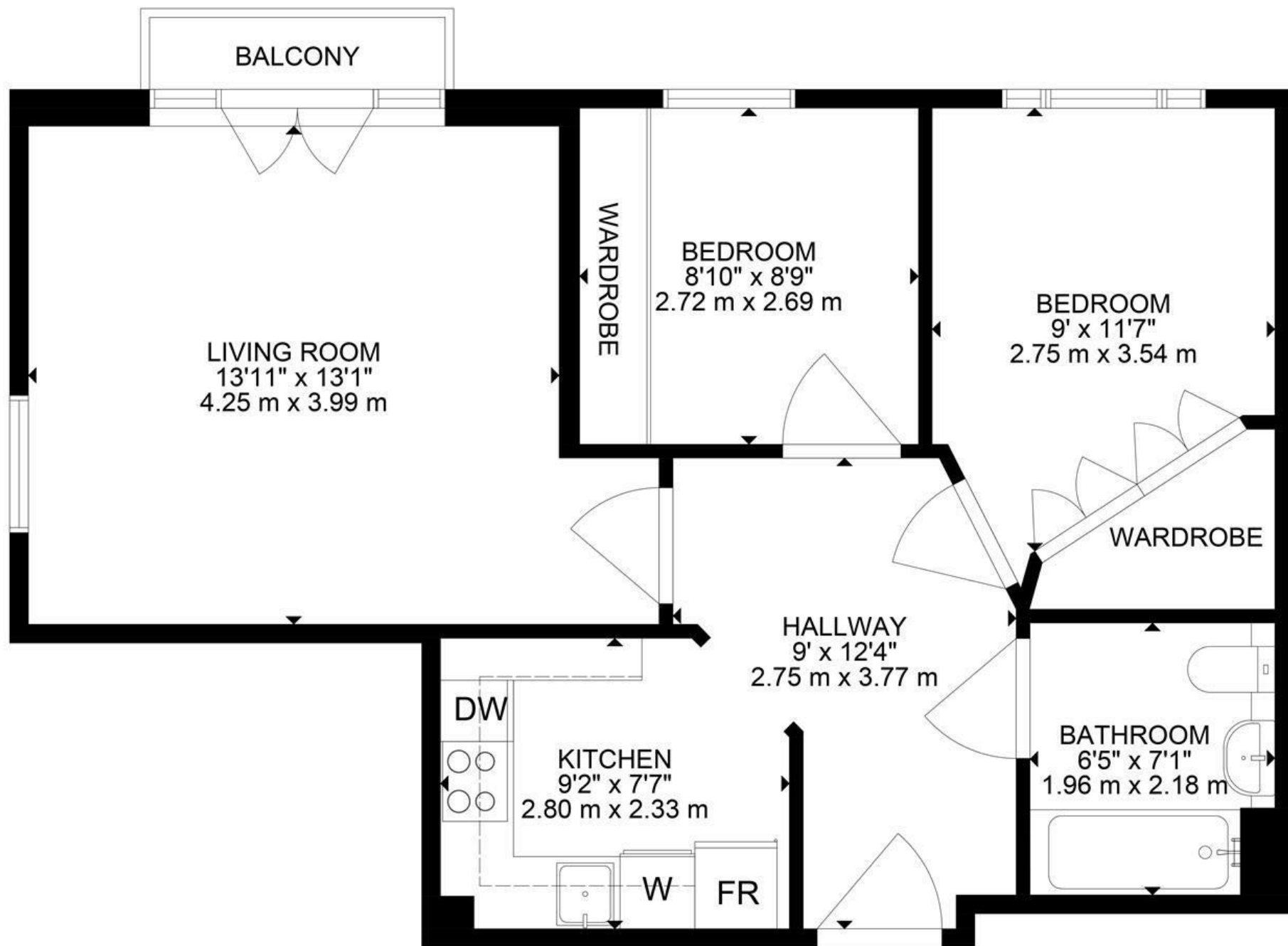
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Sqft 602.00 sq ft	Type Apartment - Second Floor	Style New Home
Bedrooms 2	Receptions 1	Bathrooms 1
Tenure Leasehold	Local Authority Epping Forest	Tax Band D



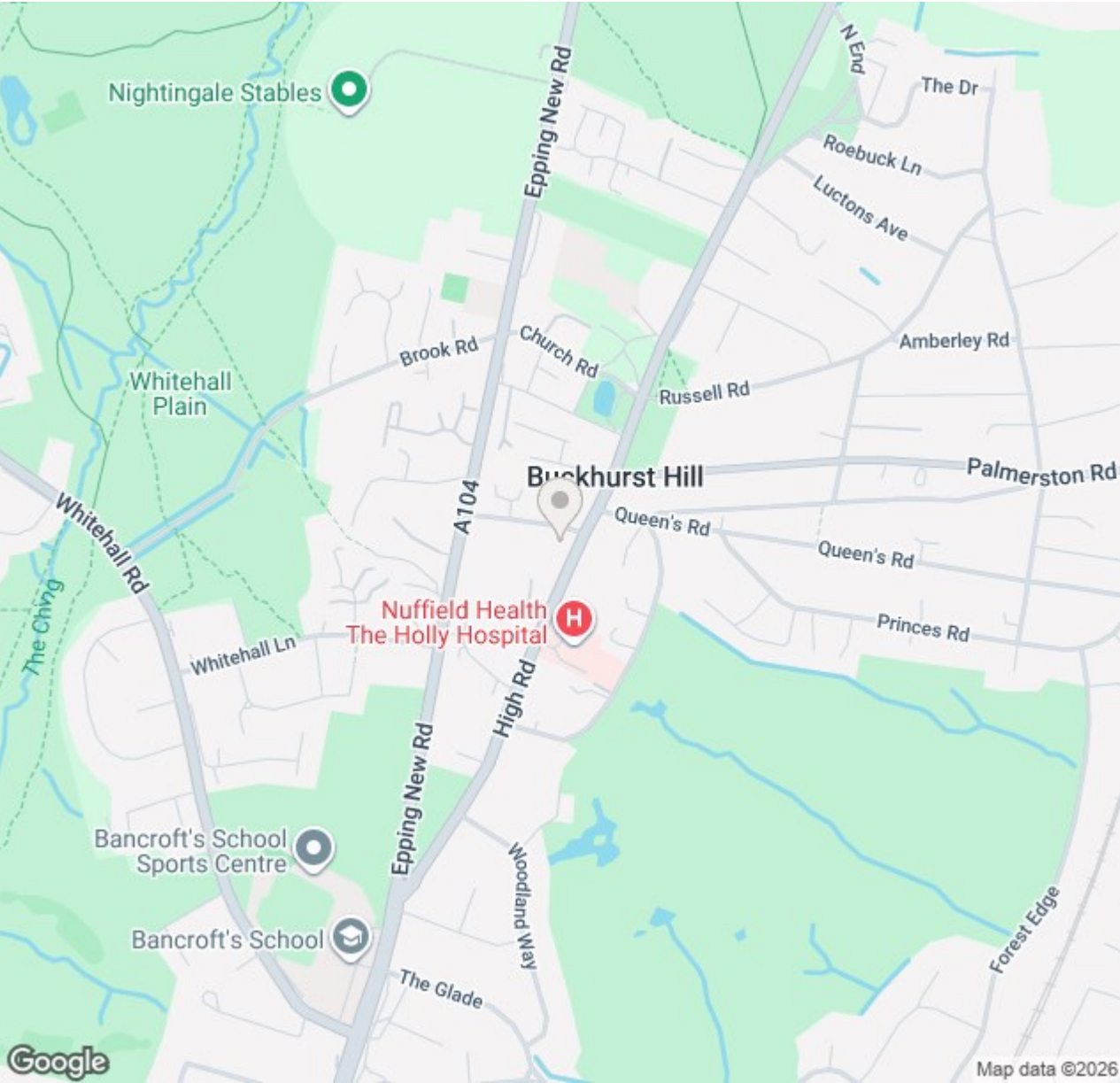
GROSS INTERNAL AREA

TOTAL: 602 SQ FT, 56 m²

SIZE 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		
	66	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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