

Floor Plan

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Total area: approx. 63.3 sq. metres (681.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**Westbury Lane Flat 1**



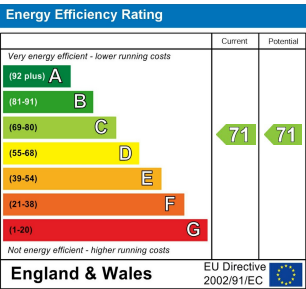
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£1,750 Per month

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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98A Westbury Lane,  
Buckhurst Hill, IG9 5PW

Bricks Estate Agents are delighted to present this stunning one-bedroom apartment, set within an exclusive modern development in the heart of Buckhurst Hill, one of West Essex's most desirable locations.

Completed just last year, this exceptional home offers the perfect blend of contemporary design, elegant finishes, and an unbeatable lifestyle.

The apartment features a bright and spacious open-plan living area with vaulted ceilings and large windows that fill the space with natural light. The sleek, fully integrated kitchen is finished to a high standard with quality appliances and stylish cabinetry, creating a seamless flow that's ideal for both relaxing and entertaining. The double bedroom provides a calm and comfortable retreat, while the luxury bathroom, complete with marble-effect tiling and matte black fittings, brings a sophisticated, boutique feel.

Every detail has been carefully considered to maximize space, light, and comfort, resulting in a home that feels modern, warm, and inviting.

Perfectly positioned on Westbury Lane, residents are just a short stroll from Buckhurst Hill Station (Central Line), offering direct access into The City, Canary Wharf, and the West End. The ever-popular Queens Road is also nearby, home to an array of independent boutiques, artisan cafés, and highly regarded restaurants, creating a charming village atmosphere that makes Buckhurst Hill such a sought-after place to live.

For those who enjoy the outdoors, Epping Forest is on the doorstep, offering miles of scenic walking trails, cycling routes, and peaceful green space, the perfect escape from the bustle of London life. The area also benefits from excellent local schools, making it an attractive choice for both professionals and young families alike.



# 98A Westbury Lane, Buckhurst Hill, IG9 5PW

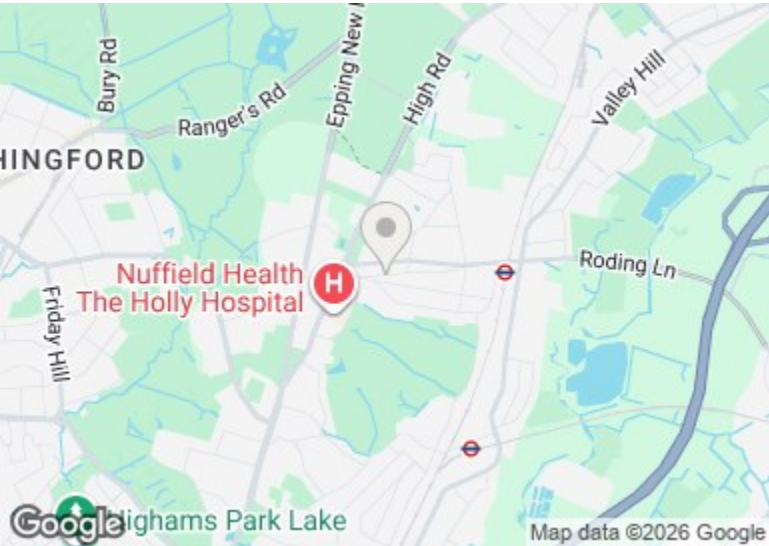
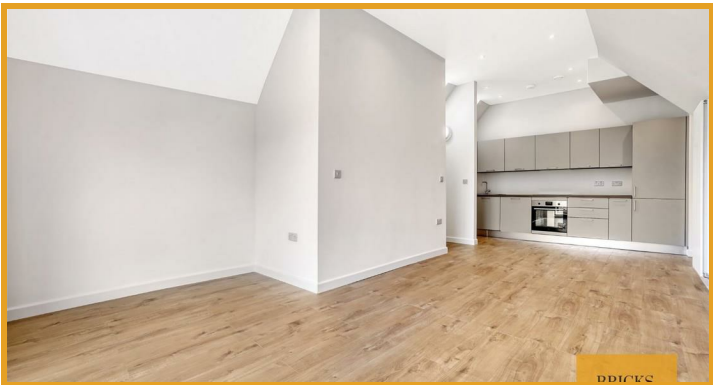


- Available February 2026
- Bright And Spacious Open-Plan Living Area
- Sleek Fully Integrated Contemporary Kitchen
- Generous Double Bedroom With Plush Carpeting
- Moments From Queens Road Cafés And Boutiques
- Exclusive Modern Development Completed In 2024
- Vaulted Ceilings And Large Feature Windows
- Luxurious Bathroom With Marble-Effect Finishes
- Prime Location In The Heart Of Buckhurst Hill
- Short Walk To Buckhurst Hill Central Line Station

Kitchen/Lounge/Diner  
25'7" x 13'5" (7.80m x 4.10m )

Bedroom  
14'9" x 14'5" (4.50m x 4.40m )

Bathroom  
7'9" x 6'6" (2.37m x 2.00m )



Directions

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