



Epping New Road, Buckhurst Hill, IG9

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Set within the prestigious gated Boleyn Court development benefiting from daily concierge and beautifully kept communal grounds, is this second floor three bedroom apartment with lift access.



Leasehold

- Prestigious Gated Development With Concierge
- Over 1000 Sq Ft
- Set Within Approximately Eight Acres
- Allocated Parking
- Three Bedroom/Two Bathroom Apartment
- Lift Access To All Floors
- Tennis Court & BBQ Area
- Chain Free

Spanning in excess of 1000 sq ft, internally the property comprises of three double bedrooms all offering fitted wardrobes and with particular note the master with an en-suite bathroom alongside bedroom two having its own private balcony, circa 30ft living/dining room with second balcony, fully fitted kitchen with integrated appliances and family bathroom.

Externally, this impressive gated developments further boasts an allocated parking space and the benefit of matured communal gardens that offer approximately eight acres including tennis courts, BBQ area and play area for children.

Epping New Road is located within easy reach of Buckhurst Hill Station (Central Line) for swift access into the City, Canary Wharf, West End and beyond. Also within close proximity is the ever popular parade of shops on Queens Road with its comprehensive range of independent shops, delightful boutiques, eateries and restaurants. This area is renowned for its high quantity of excellent primary and secondary schools, both private and state.



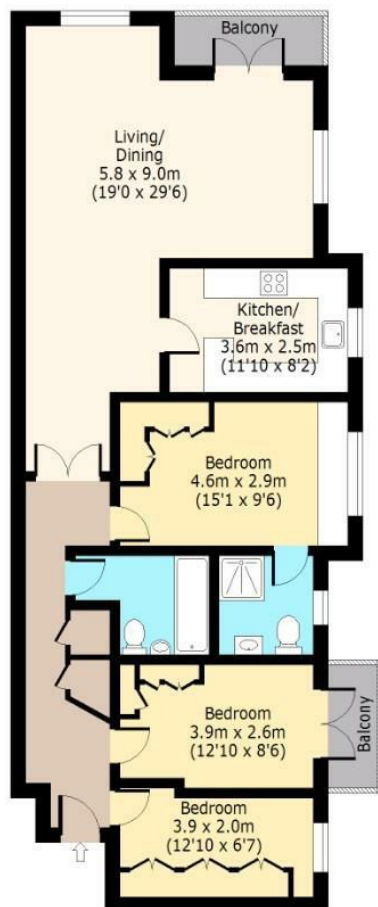


Aragon Court,



Second Floor

Approx (Including Balcony), 104.98 Sq. meters (1130 Sq. feet)
Approx (Excluding Balcony), 99.50 Sq. meters (1071 Sq. feet)



Total area: approx. 99.50 Sq. meters (1071 Sq. feet)
For illustration purposes only - not to scale
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BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.