



Station Way, Buckhurst Hill, IG9

BUTLER & STAG



**Guide Price £425,000-£450,000.**  
**This immaculate first-floor, two-bedroom apartment is situated in the upscale 'Roding Heights' development, originally built in 2017. Perfectly positioned for London commuters, the Roding Valley Central Line Station is at your doorstep, and the Buckhurst Hill Central Line is just 0.9 miles away.**



## Leasehold

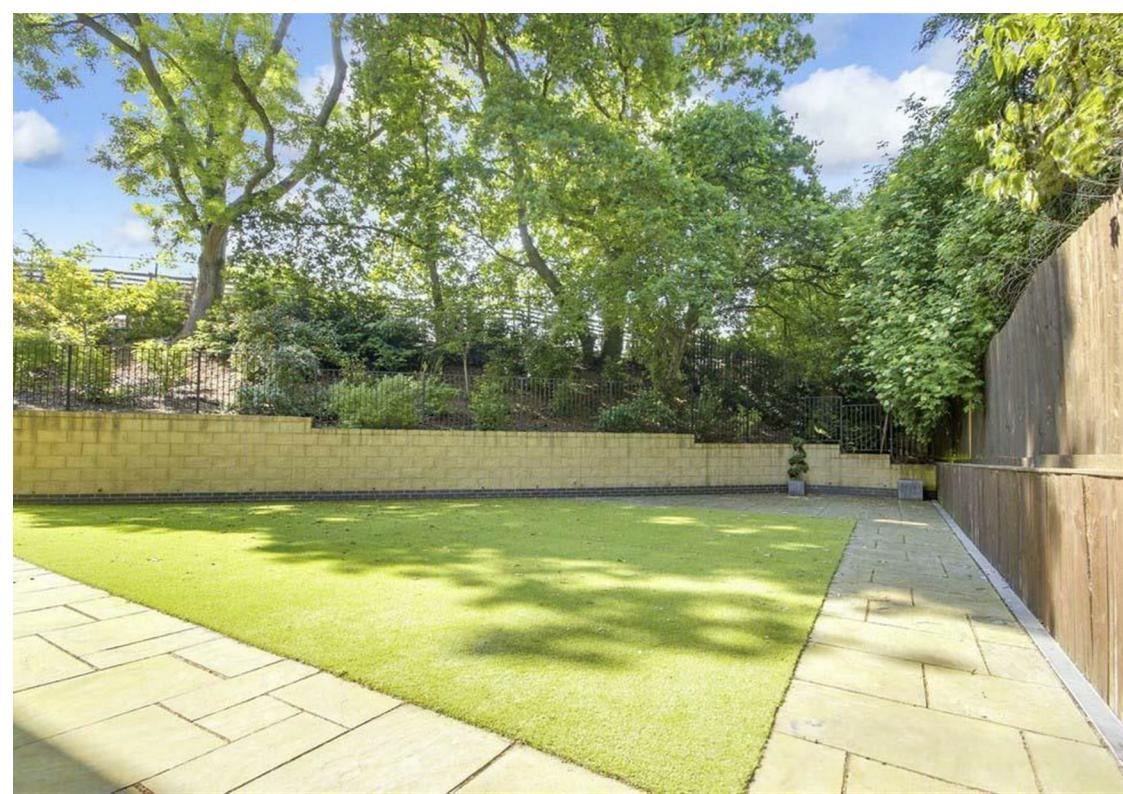
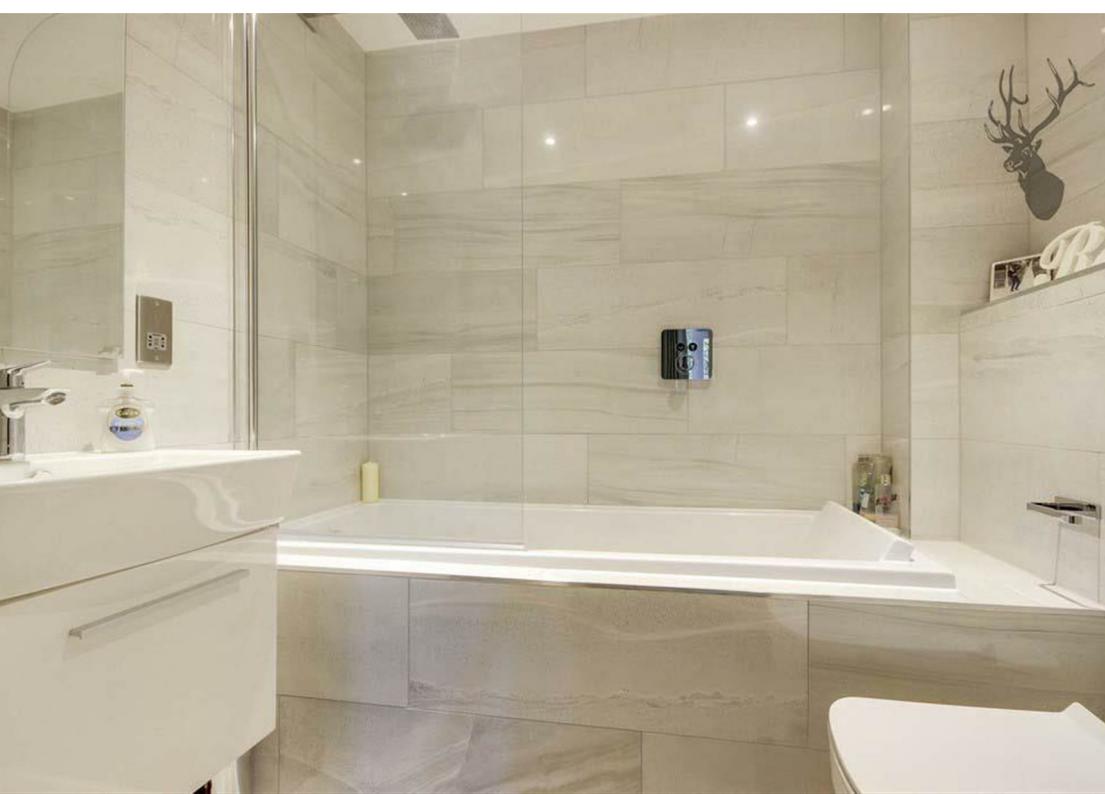
- Two Double Bedrooms/Two Bathrooms
- 300 ft to Roding Valley Central Line Station
- Full integrated kitchen
- Secure entry phone system
- Immaculate condition throughout
- Principal bedroom with en-suite
- Allocated parking & lift to all floors
- Chain Free

Recently renovated by the current owners, this gorgeous apartment boasts two generously sized double bedrooms, a principal bedroom with an en-suite shower room, a separate family bathroom, ample storage in the entrance hallway, and a modern kitchen with integrated appliances and granite countertops.

Additional features include lift access to every floor, an allocated parking space, well-maintained communal gardens, a secure telephone entry system, underfloor gas heating, and a substantial lease of 120 years.

Buckhurst Hill, approximately 1 mile away, offers a diverse selection of local independent and boutique shops. Sports enthusiasts can enjoy proximity to the David Lloyd Club, Bancrofts Rugby Club, and Buckhurst Hill Cricket & Lacrosse clubs. The nearby Epping Forest and Roding Valley Park cater to runners, cyclists, and dog walkers year-round. Conveniently accessible by car, The North Circular, M11, and M25 are all within easy reach.

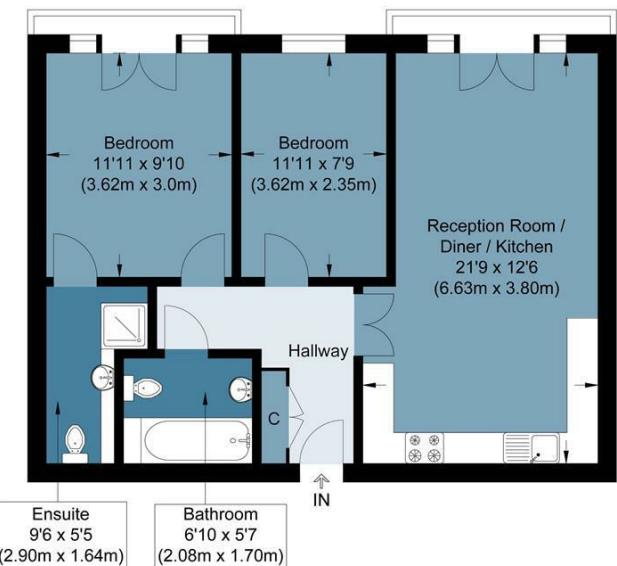




## Roding Heights

Approx. Gross Internal Area 59.10 Sq M ( 636.14 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.