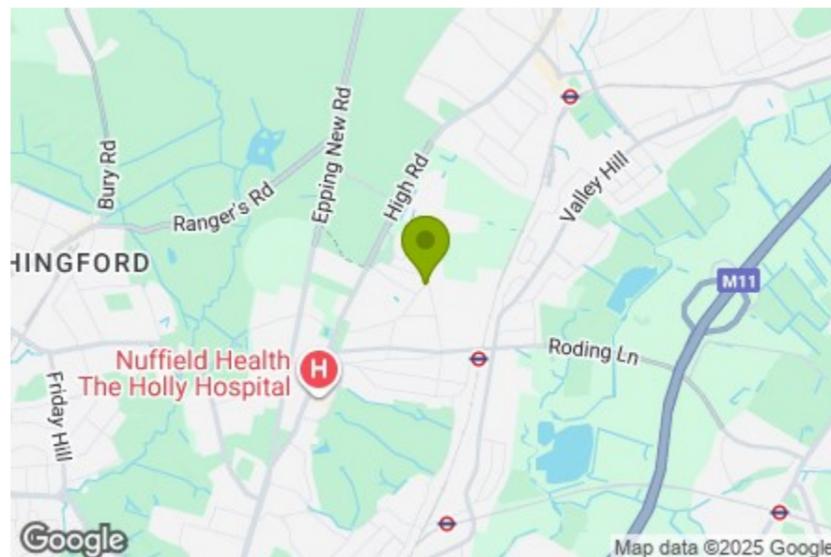




Total Area: 82.7 m² ... 890 ft²
All measurements are approximate and for display purposes only.

- Reception Room
15'9" x 12'7"
- Balcony
9'10" x 4'2"
- Kitchen
12'7" x 7'0"
- Bedroom
13'6" x 9'10"
- Bedroom
10'2" x 9'11"
- Bathroom
9'11" x 5'5"
- Garage
16'11" x 8'3"



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			
England & Wales		EU Directive 2002/91/EC	



RUSSELL ROAD, BUCKHURST HILL Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



Features:

- First Floor Apartment
- Gorgeous Tree Lined Residential Road
- Two Double Bedrooms
- Private Entrance (No communal hallways)
- Recently Refurbished
- Balcony
- Garage En Bloc
- Fantastic Proportions (Circa 900sqft)
- 10min Walk to Buckhurst Hill Station
- Bright & Airy

This impressive two double-bedroom apartment, in a small block of maisonettes, enjoys an enviable position on a leafy, tree-lined street in Buckhurst Hill, just a short stroll from the ancient woodlands of Epping Forest.

Spanning 890 square feet, it boasts plenty of standout features, including a large amount of storage space, a private balcony and a garage - ideal for storage or secure parking.

While the setting is wonderfully peaceful, you're still within easy reach of Buckhurst Hill's amenities and transport links, with the M11, North Circular and M25 all close by for swift connections further afield.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

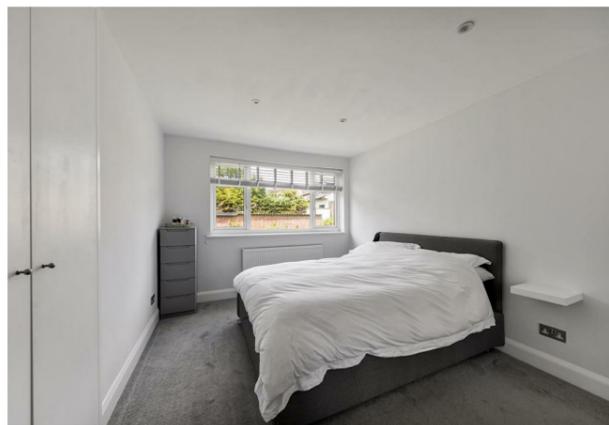
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0203 3691818



IF YOU LIVED HERE...

You'll love the peace and quiet that comes with living somewhere so surrounded by green space. All the stunning nature will make sitting out on your balcony enjoyable whatever the season, but the space will come into its own during the warmer months.

Thanks to the immaculate finish, the view from inside your home is just as pleasing... For a start, you've got almost 900 square feet of space to spread out in. Due to its modern decor and generous proportions, the reception room has a bright and brilliant feel. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its smart units and stylish fittings.

Both bedrooms are beautifully presented, with pristine decor and the added bonus of built-in storage to keep things effortlessly tidy. The bathroom continues the high standard of finish, featuring a generous walk-in shower and sleek, contemporary fittings.

Outside, you have a well maintained communal lawn to enjoy and ample on street parking with no parking permit needed, while beyond, Buckhurst Hill's Queen's Road has a great array of independent eateries, pubs and stores, which you'll love exploring as you get to know this friendly community.

WHAT ELSE?

- Buckhurst Hill station is a 10 minute walk away and will get you directly into the City (23 minutes to Liverpool Street) and West End (32 minutes to Tottenham Court Road) via the Central line.
- Under 5 minute walk to Linder's Fields Local Nature Reserve.
- If you're looking for a bit of sporting action, Buckhurst Hill Bowling and Lawn Tennis club is a short stroll, and Chingford Golf Course and Chingford Cricket Club are near too.
- Parents will be pleased to know you have plenty of primary/secondary schools rated 'Good' or 'Outstanding' by Ofsted in the area.



A WORD FROM THE EXPERT...

"Dating back to 1135 and originally known as 'Bucket Hill', Buckhurst Hill has come a long way since it was just a bump in the countryside. Local Langford hunting lodge became a favoured retreat of Henry VIII, where he would meet up with Anne Boleyn. That didn't end well and these days royalty are mostly further south, although two tube stations serve the area, with direct Central line connections to the City and West End. Nonetheless, the Village Feel very much remains, with regular community events such as the annual Christmas Fair. Queens Road has long served as the area's high street, once upon a time hosting street fairs, and now packed with shops, restaurants, cafes and supermarkets. Favourite local watering holes including The Three Colts, while the area's many dining destinations include the Soiree Turkish Restaurant, Tandoor at the Chambers, Green Owl Café and The Queen's Rooms Steakhouse & Grill. Be sure to sample the latter's Sunday Roast. Despite the speedy City connections there's no shortage of greenery. London's lungs of Epping Forest run through the area, while Knighton Wood and Connaught Water both provide green and blue retreats respectively. For parents, Loyola Prep School (for boys), Braeside School, Trinity Catholic High School and the well regarded towers of Bancrofts Private School all offer a fine range of educational options."

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