

## Directions

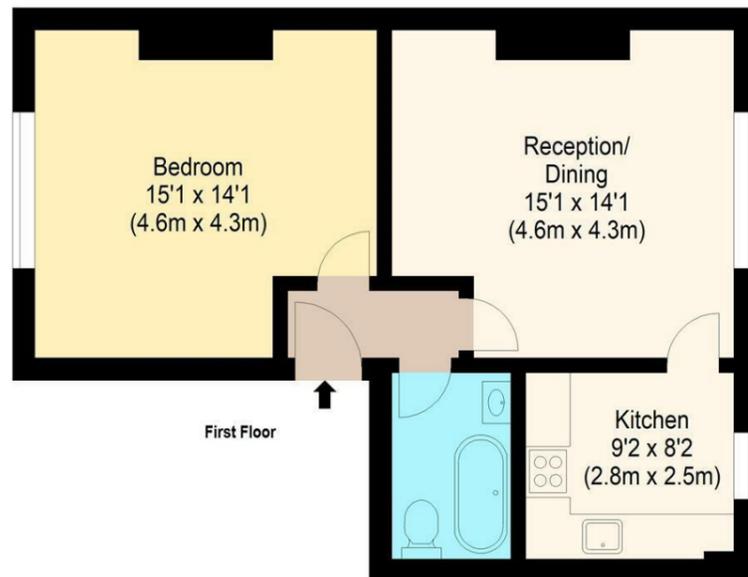
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



High Road Buckhurst Hill, IG9

Approximate Gross Internal Floor Area : 52.30 sq m / 563 sq ft  
Shed : 4.18 sq m / 45 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 17/9/2025

686a High Road, Buckhurst Hill, IG9 5HN

Guide Price £275,000

- 1 bedroom period property - Chain free
- The vendor can extend the lease if requested.
- Generous double bedroom
- Prime High Road location
- First-time, downsizers, or lifestyle seekers.
- Guide Price - £275,000 - £300,000
- Spacious reception/dining room
- Private storage shed
- Excellent transport links
- Parking to the front

## 686a High Road, Buckhurst Hill IG9 5HN

A charming period apartment in the Heart of Buckhurst Hill set within an attractive period building on Buckhurst Hill's High Road.



Council Tax Band: B



Sold chain free is this well presented first-floor apartment which is full of character and charm. The property offers a wonderful balance of period features and modern living, making it a perfect home for those seeking style and convenience in a prime location.

The vendor can extend the lease if requested.

The apartment features a generous reception/dining room, full of natural light and ideal for entertaining or relaxing. The spacious double bedroom mirrors the proportions of the reception, creating a bright and airy retreat. A kitchen sits just off the reception, providing a practical layout for modern living. The bathroom is located conveniently off the hallway.

In addition, the property benefits from a useful private shed for extra storage.. There is off street parking to the front.

Located on the vibrant High Road, you'll have an array of shops, cafés, and restaurants on your doorstep, with Buckhurst Hill Station close by for easy access into London.

This characterful home combines the appeal of period living with a fantastic location, ideal for first-time buyers, downsizers, or anyone looking to enjoy the best of Buckhurst Hill.

### Property Information / Disclaimer

Leasehold

Lease Length: 86 years remaining

Service Charge: TBC

Ground Rent: £50

EPC Rating: D being renewed

Council Tax Band: Epping Forest B

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.