

SHORE POINT, HIGH ROAD,
BUCKHURST HILL

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Stunning two bedroom, two bathroom penthouse apartment | Gated development in the heart of Buckhurst Hill | Generous proportions - close to 1350 sq. ft. | Living area / kitchen with west facing Juliette balcony | Superb far reaching countryside views | Fitted kitchen with integrated appliances | Main bedroom with large en suite bathroom plus shower | Allocated parking | Queens Road's boutique shops and Central Line Station a short stroll away | EPC rating D / Council Tax band F

Guide Price
£525,000



A rare opportunity to own this luxury penthouse apartment positioned to the rear of the highly regarded gated Shore Point development. This two bedroom, two bathroom apartment offers close to 1,350 sq. ft. of accommodation and enjoys stunning far reaching countryside views. The property is being sold with a 978 year lease and with no onward chain.

Location A superb location being just a stone's throw away from the boutique shops and cafes on Queens Road, the Central Line station. There are excellent transport links with the Central Line Station, bus routes and for road users the M25, M11 and routes into London are close by. For leisure pursuits, there are plenty of green spaces to explore including Roding Valley Nature Reserve, Epping Forest and the David Lloyd Club is within easy reach.

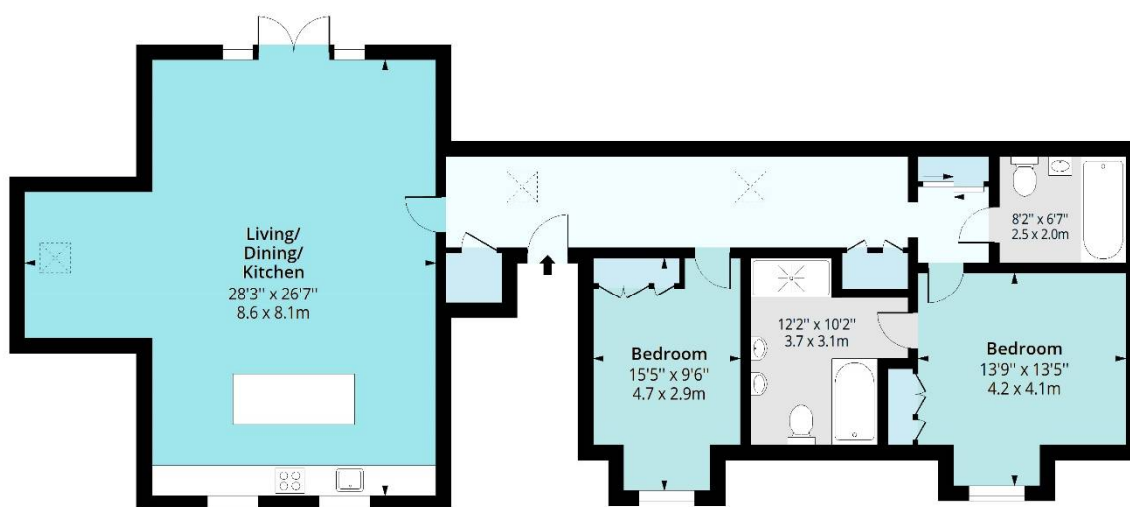
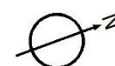
Accommodation There is a welcoming furnishable central hallway with storage cupboards, secure entry system and access to all rooms. The generous living area is bright and airy with a Juliet balcony showing off spectacular views of the countryside and beyond, being west facing will enjoy lot of natural daylight. The kitchen area is fitted with integrated appliances including microwave, dishwasher, hob, oven and fridge/freezer, with lot of storage and matching island. There is plenty of space for seating, dining, making it a great for entertaining. Across the hall there are two double bedrooms with fitted wardrobes, the main having an en suite bathroom with twin sinks, bath plus separate shower cubicle. There is a separate bathroom to the serve the second bedroom or for guests.

Exterior This apartment forms part of the rear block at Shore Point which is a smaller building of just six flats. Being to the rear of the main building, this is a quiet location, and being a gated development, offers excellent privacy. The development offers well maintained communal grounds with allocated parking and this apartment has a west facing aspect and makes the most of the afternoon and evening sun. There is also a large communal terrace to the rear of the main building for the use of all residents.

Agent's Note The flat is being sold with a lease of 978 years remaining. The annual ground rent presently stands at £537.99 per annum and the service charge for 2026 amounts to £5,052.52.

Shorepoint IG9

Approx. Gross Internal Area 1347 Sq Ft - 125.14 Sq M



Second Floor

Floor Area 1347 Sq Ft - 125.14 Sq M



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.

Date: 14/5/2026

Farr O'Neil
RESIDENTIAL ESTATE AGENTS

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 15th May, 2026

020 8504 9344 | info@farroneil.co.uk | www.farroneil.co.uk