



## Whitehall Lane, Buckhurst Hill, IG9 5JD

£495,000

- Two Bedroom Apartment
- Spacious Living Area
- 1st Floor Balcony
- Close to Transport Links
- Shower Room
- Dining Area
- Walking Distance To Buckhurst Hill Central Line Station

# Whitehall Lane, Buckhurst Hill, IG9 5JD

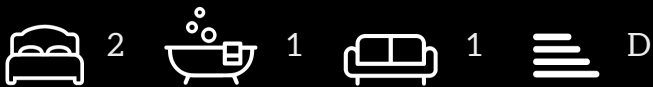
Nestled in the charming area of Buckhurst Hill, this delightful older apartment on Whitehall Lane offers a perfect blend of comfort and convenience. Spanning an impressive 1,052 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples or small families seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the apartment is utilised effectively. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in this desirable location. This added convenience allows for easy access to the surrounding areas and local amenities.

Buckhurst Hill is known for its vibrant community and excellent transport links, making it easy to explore the wider region. With a variety of shops, restaurants, and parks nearby, residents can enjoy a balanced lifestyle that combines the tranquillity of suburban living with the excitement of urban amenities.

This apartment presents a wonderful opportunity for those looking to settle in a sought-after area, offering both space and practicality. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming apartment your new home.



Council Tax Band: E



Living Area

4.65 x 7.21 (15'3" x 23'8")

Kitchen

4.09 x 3.96 (13'5" x 13'0")

Dining Area

2.21 x 3.00 (7'3" x 9'10")

Bedroom 1

3.68 x 3.33 (12'1" x 10'11")

Dressing Room

1.78 x 1.60 (5'10" x 5'3")

Bedroom 2

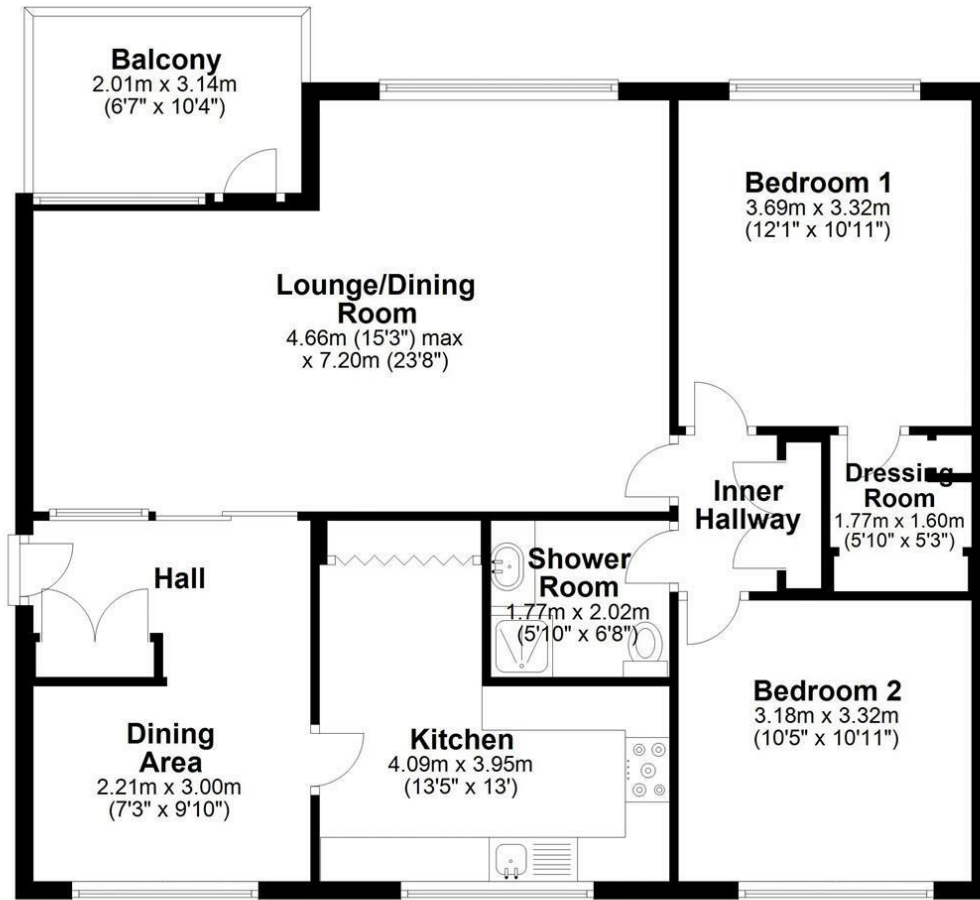
3.18 x 3.33 (3.17 x 3.32) (10'5" x 10'11")

Bathroom

1.78 x 2.03 (5'10" x 6'8")

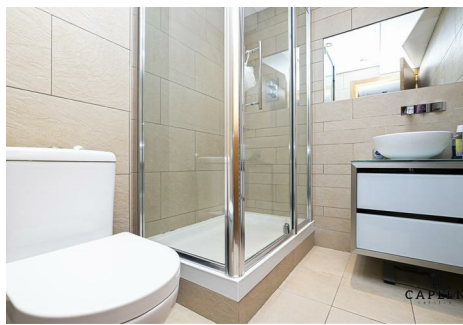
# First Floor

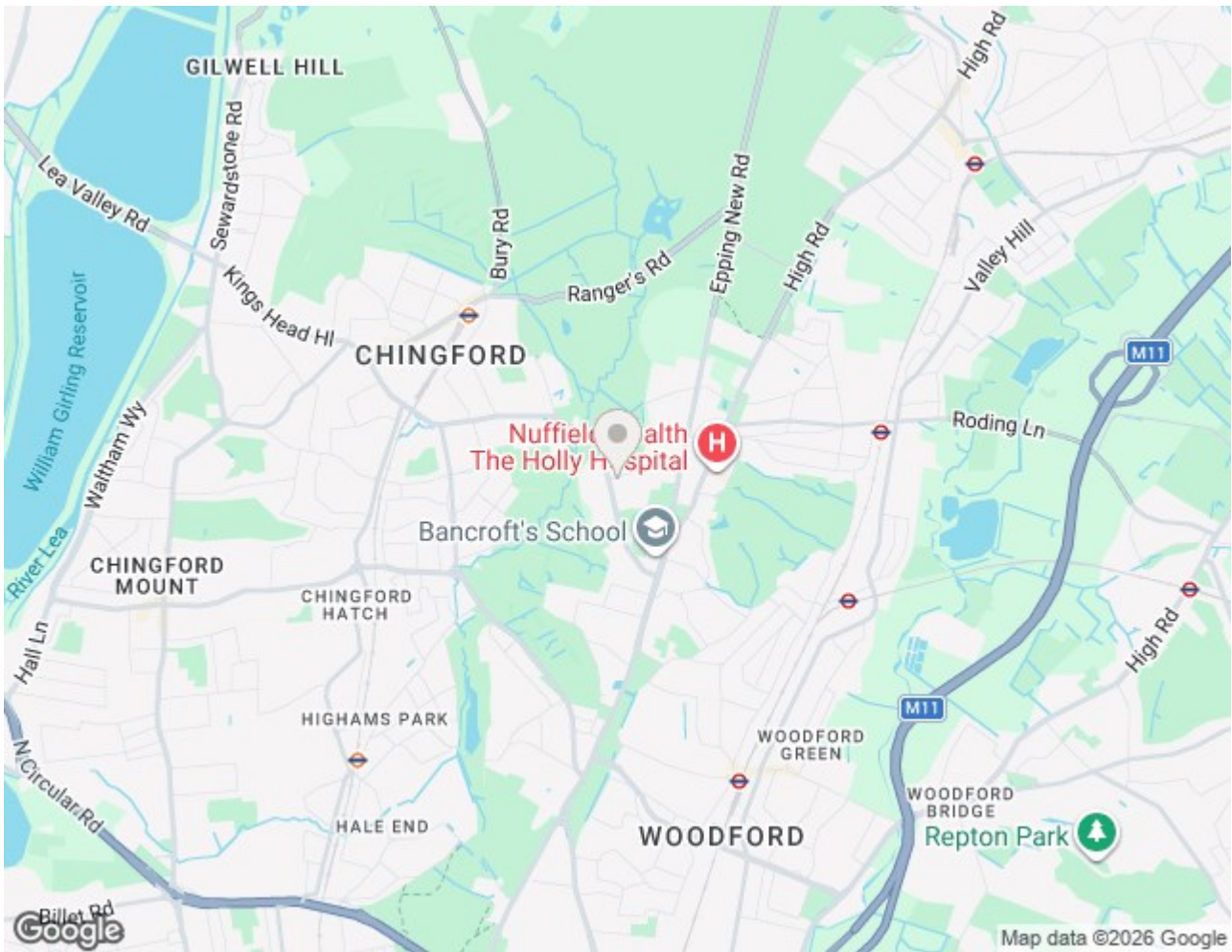
Approx. 97.7 sq. metres (1051.5 sq. feet)



Total area: approx. 97.7 sq. metres (1051.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

E

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.