



## Queens Road, Buckhurst Hill, IG9 5BY

£475,000

- Chain Free
- Split Level Property
- Neutral Decor Throughout
- 4 Minute Walk to Buckhurst Hill Central Line Station
- Two Bedroom High Street Apartment
- Kitchen With Appliances
- Situated on Queens Road High Street
- Lease Length 86 Years remaining / Service Charge N/A / Ground Rent N/A

# Queens Road, Buckhurst Hill, IG9 5BY

Chain Free,, Newly Refurbished - Nestled in the heart of Buckhurst Hill, this modern split-level flat on Queens Road offers a delightful blend of contemporary living and vibrant local amenities. With two well-proportioned bedrooms, this property is ideal for young professionals, couples, or small families seeking a stylish and convenient home.

Upon entering, you are greeted by a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The flat boasts a fully tiled modern walk in shower room.

Queens Road is renowned for its charming boutique shops, delightful restaurants, and inviting cafes, all just a stone's throw away. This prime location not only enhances your lifestyle but also offers excellent transport links, making it easy to explore the wider area and beyond.

This property is a fantastic opportunity for those looking to enjoy modern living in a vibrant community. With its appealing features and prime location, this flat is sure to attract interest. Don't miss the chance to make this lovely home your own.

Lease Length 86 years remaining / Service Charge N/A / Ground Rent N/A



Council Tax Band: B



Living Room

4.22 x 5.47 (13'10" x 17'11")

Kitchen

4.25 x 3.00 (13'11" x 9'10")

Bedroom One

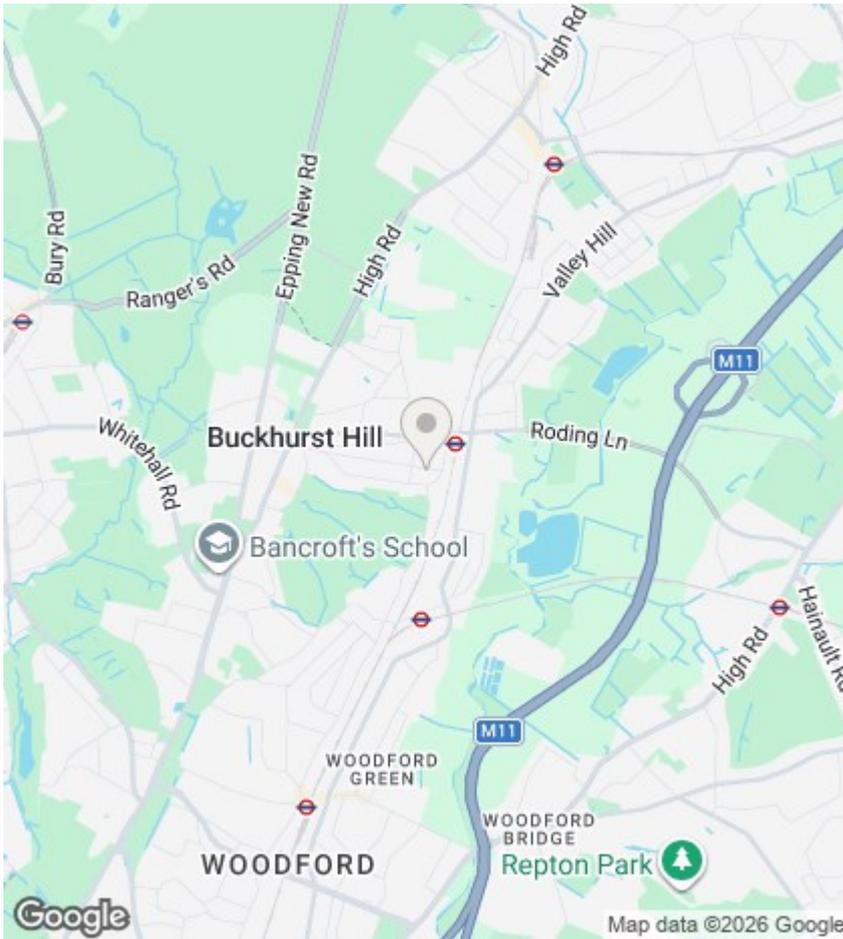
4.52m x 5.74m (14'10" x 18'10")

Bedroom Two

3.56m x 3.94m (11'8" x 12'11")

Bathroom

1.40 x 2.04 (4'7" x 6'8")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating**

F

**Council Tax Band**

B

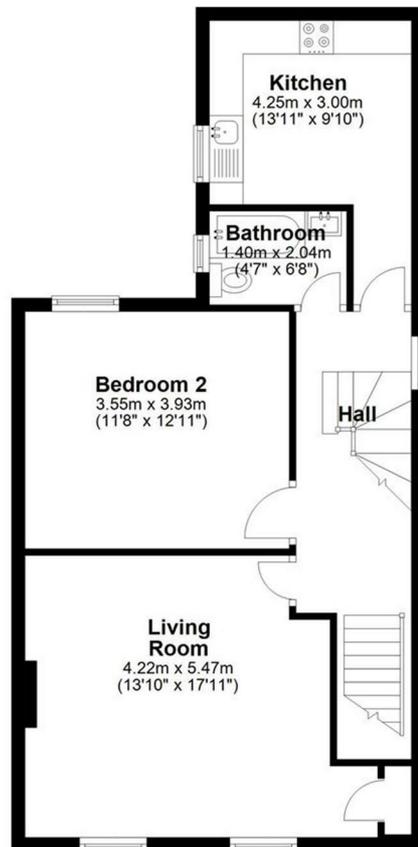
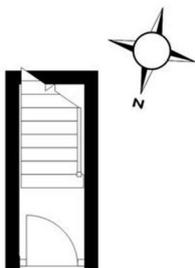
**Viewings**

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. sq. metres (sq. feet)

**Ground Floor**  
Approx. 2.5 sq. metres (26.9 sq. feet)



**Second Floor**  
Main area: approx. 26.0 sq. metres (280.0 sq. feet)  
Plus eaves: approx. 12.0 sq. metres (129.5 sq. feet)

