



## Blackborough House, Buckhurst Hill, IG9 6EA

£475,000

- Two Double Bedrooms
- Two Bathrooms
- Two Balconies
- 1,100 Sq.Ft
- Open Plan Reception
- Allocated Parking

# Blackborough House, Buckhurst Hill, IG9 6EA

A charming second floor flat located in the desirable Beatrice Court, Buckhurst Hill. Spanning an impressive 1,109 square feet, this property offers a perfect blend of comfort and style, making it an ideal home for individuals or small families.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two modern bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding can be done with ease.

The layout of this flat is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout. The location in Buckhurst Hill is particularly appealing, offering a range of local amenities, including shops, cafes, and parks, all within easy reach. Additionally, the area is well-connected to public transport, making commuting to London and beyond a straightforward affair.

This property presents an excellent opportunity for those seeking a comfortable and stylish living space in a sought-after location. Whether you are looking to buy or rent, this flat in Beatrice Court is sure to impress with its generous size and convenient features. Do not miss the chance to make this delightful flat your new home.



Council Tax Band: E



Open plan Kitchen/Living/Dining Room  
6.17m x 6.78m (20'3" x 22'3")

Balcony  
2.54m x 1.60m (8'4" x 5'3")

Bedroom 1  
3.81m x 4.14m (12'6" x 13'7" )

Ensuite  
2.39m x 2.62m (7'10" x 8'7")

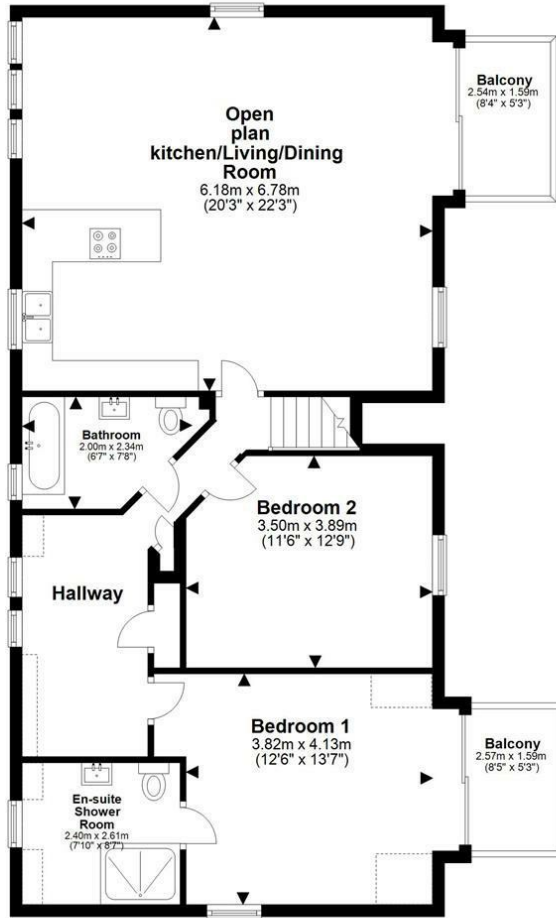
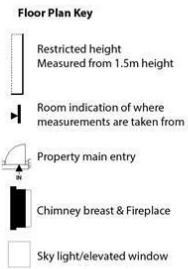
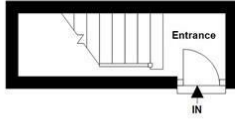
Balcony  
2.57m x 1.60m (8'5" x 5'3")

Bedroom 2  
3.51m x 3.89m (11'6" x 12'9")

Bathroom  
2.01m x 2.34m (6'7" x 7'8")

**Second Floor**  
Approx. 99.4 sq. metres (1069.9 sq. feet)

**First Floor**  
Approx. 3.6 sq. metres (38.7 sq. feet)

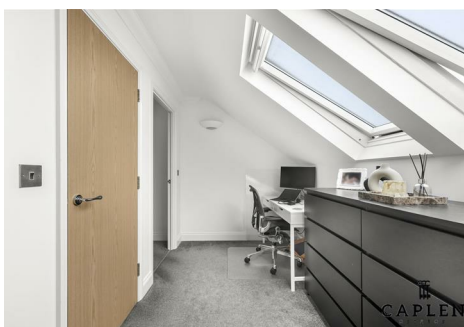


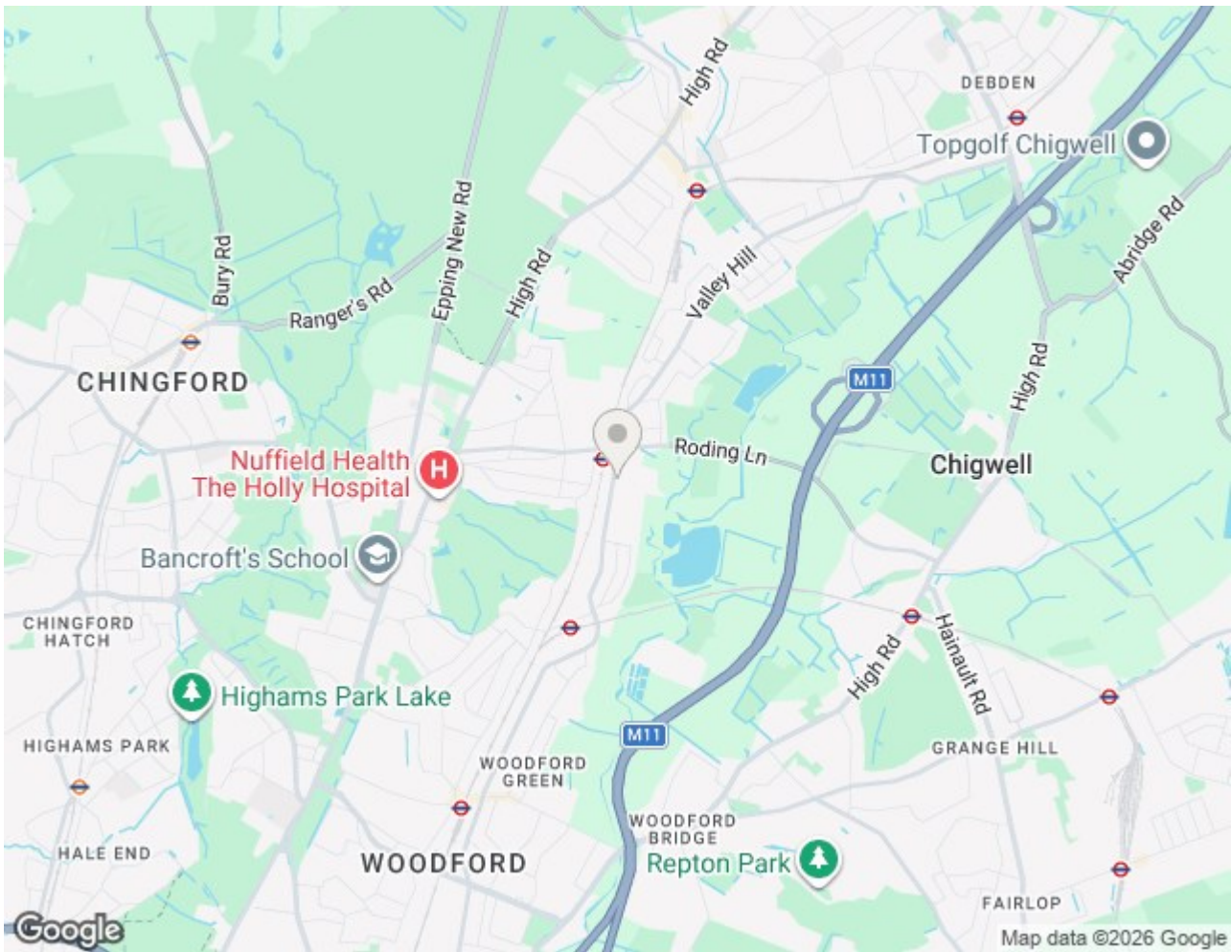
Total area: approx. 103.0 sq. metres (1108.6 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



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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>	<b>79</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

E

## Viewings

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