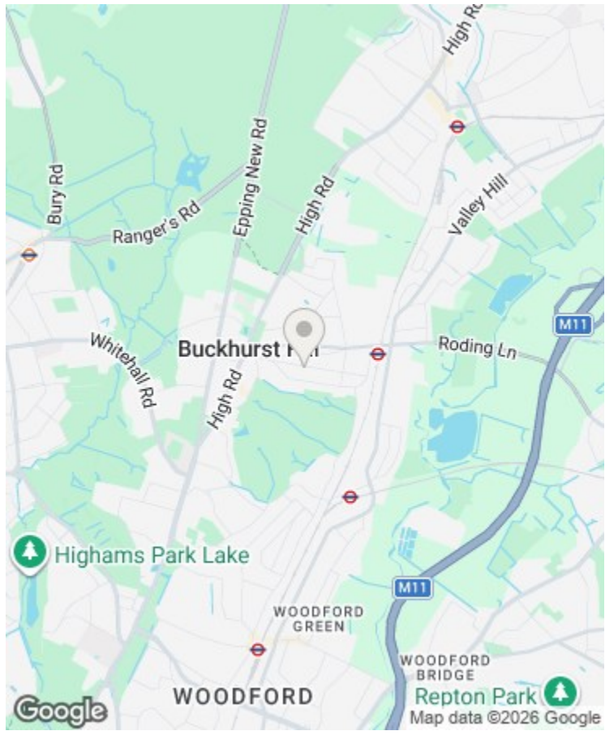
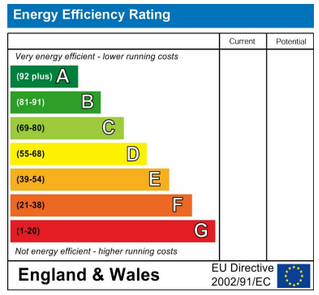


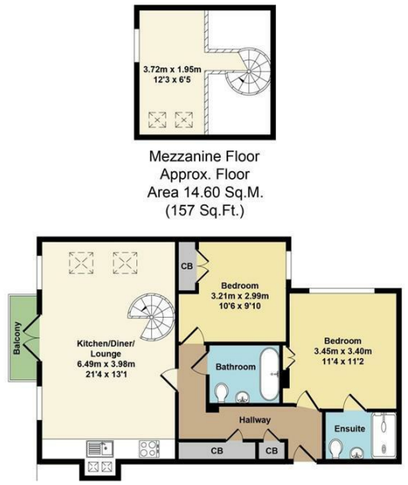
Directions

Viewings

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

EPC Rating





Mezzanine Floor
Approx. Floor
Area 14.60 Sq.M.
(157 Sq.Ft.)

Ground Floor
Approx. Floor
Area 64.10 Sq.M.
(690 Sq.Ft.)

Total Approx. Floor Area 78.70 Sq.M. (847.11 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The .services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Produced By www.myphotogenie.co.uk

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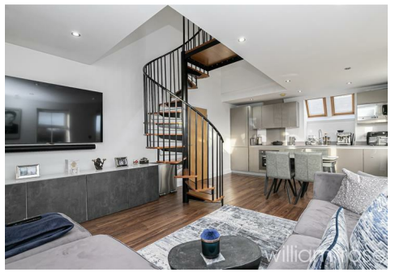
william rose



13 Ivydene Court, 152-154 Queens Road, Buckhurst Hill, IG9 5BJ

Asking Price £500,000

- Two double bedrooms
- Queens Road location
- Private balcony
- Gated private parking
- Lift access
- Modern gated apartment
- En suite to master
- Close to station
- Communal roof terrace
- Mezzanine second reception

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152-154 Queens Road, Buckhurst Hill IG9 5BJ

This modern Two bedroom Two bathroom gated development is located on the exclusive Queens Road which has all that Buckhurst Hill has to offer on its doorstep. This well presented apartment has many benefits including an en-suite, balcony, gated parking and a extra mezzanine space.

2 2 2 Council Tax Band: E

Situated within Ivydene Court, an attractive modern development on Queens Road designed to complement the surrounding Victorian architecture, this impressive apartment offers stylish contemporary living in one of Buckhurst Hill's most desirable locations.

Upon entering, a spacious hallway with quality flooring leads through to the heart of the home – a beautifully presented open-plan living space designed for both comfort and entertaining. The lounge flows seamlessly into a sleek, high-gloss fitted kitchen featuring integrated Smeg appliances, generous storage and subtle under-unit LED lighting, creating a sophisticated and practical environment. A striking spiral staircase rises from the living area to a versatile upper level, ideal as a home office or study, complete with a gallery aspect and access to a private balcony, providing a unique architectural feature rarely found in apartments.

Both bedrooms are well proportioned doubles and benefit from fitted wardrobes, ensuring excellent storage. The main bathroom and en-suite shower room are finished in a contemporary style with quality tiling and fittings, enhancing the apartment's modern feel.

Sold chain free.

Externally, residents can enjoy a private sun terrace as well as access to a communal roof terrace, perfect for relaxing or entertaining. The property also benefits from gated secure parking, a video entry system, gas central heating and large double-glazed windows that flood the apartment with natural light. A full audio and satellite system with HDMI connectivity further enhances the home's convenience and entertainment potential.

Queens Road itself offers an excellent selection of boutique shops, cafés, restaurants and everyday amenities, while Buckhurst Hill Underground Station is within easy walking distance, providing direct Central Line access into the City and West End. The property also enjoys easy road access to the M25 and M11, and is perfectly positioned on the edge of Epping Forest, offering miles of green open space and woodland walks.

This exceptional apartment combines striking design, modern comfort and a prime location, making it an ideal home for professionals, downsizers or buyers seeking style, convenience and lifestyle in equal measure.
Property Information / Disclaimer - LEASEHOLD
Lease Length: 125
Lease has 114 years remaining
The ground rent £300 PA
Service Charge £2,500 PA

EPC Rating: B
Council Tax Band: E

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.