



## Directions

## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Flat 3, 38 High Road, Buckhurst Hill, IG9 5HP

£1,100 PCM

- Studio apartment
- Fitted kitchen
- Excellent location
- Short walk to Central Line
- Period building
- Shower room
- Close to Epping Forest
- Close to Queens Road

## 38 High Road, Buckhurst Hill IG9 5HP

Located in a prime location in the heart of Buckhurst Hill is this studio flat. The property is a short walk to Buckhurst Hill station and Queens Road shops. This attractive building is set back off the High Road and close to Epping Forest.

A well-located studio apartment positioned on Buckhurst Hill High Road, offering convenient access to local amenities, transport links and the Central Line.

The accommodation comprises a bright open-plan studio room, providing clearly defined living and sleeping space, along with a kitchen area offering practical storage and worktop space. The property also benefits from a private shower room, fitted with a modern suite.

The apartment is ideally situated for Buckhurst Hill Central Line station, providing direct links into the City and West End, while a wide range of shops, cafés, restaurants and everyday amenities are located directly on the High Road. The open green spaces of Epping Forest are also within easy reach.

This property is ideally suited to a professional single occupant seeking a well-connected and convenient home.

Early viewing is recommended.



Council Tax Band: A

