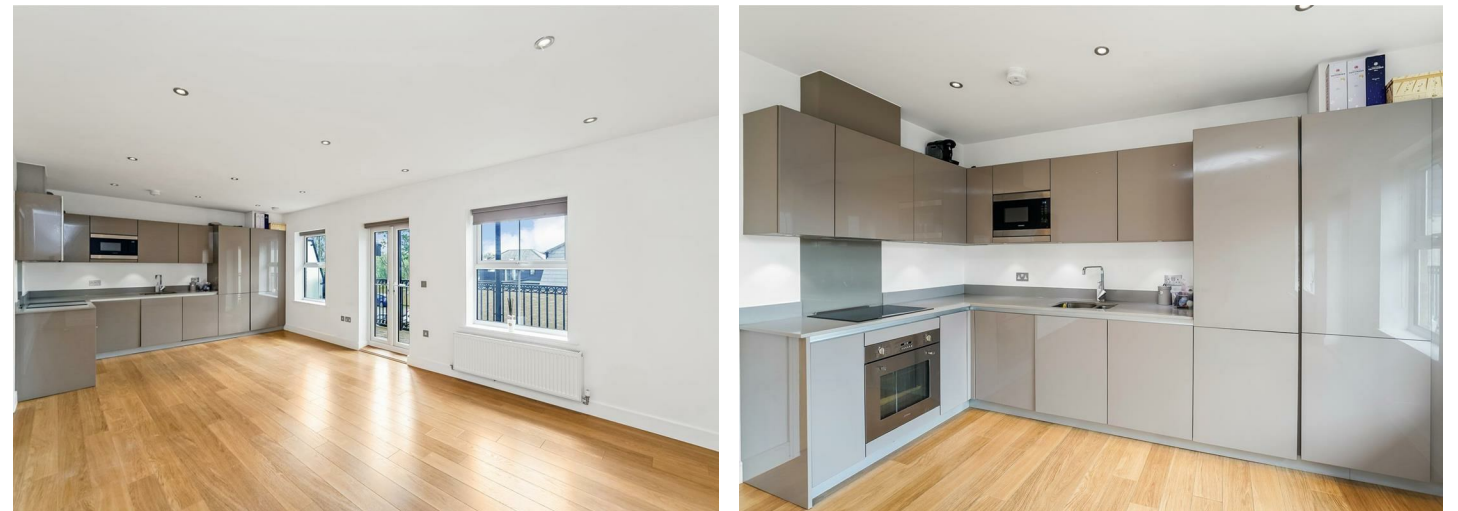


Two Bedroom First Floor Luxury
Apartment

CHURCHILL
estates



Ivydene Court, Buckhurst Hill, IG9 5BJ
£1,950 Per Calendar Month



To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk



This luxury rental property is situated on Queens Road in Buckhurst Hill. The property is situated 0.4 miles to Buckhurst Hill central line station, with direct access to Stratford (Westfield shopping and the Olympic Park) and onto The City and West End of London, but also with good access to Queens Road with its bars, restaurants and shops and further benefiting from good vehicular access to the M11 and M25. There is also the added benefit of having great primary and secondary schools close by.

Available end of May. Allocated gated parking.

This unfurnished property is positioned on the first floor and has a bright spacious lounge/kitchen area with balcony, two double bedrooms, family bathroom and en-suite separate shower room to master bedroom The property is also close to bus routes to both Loughton and Buckhurst Hill Central Line stations.

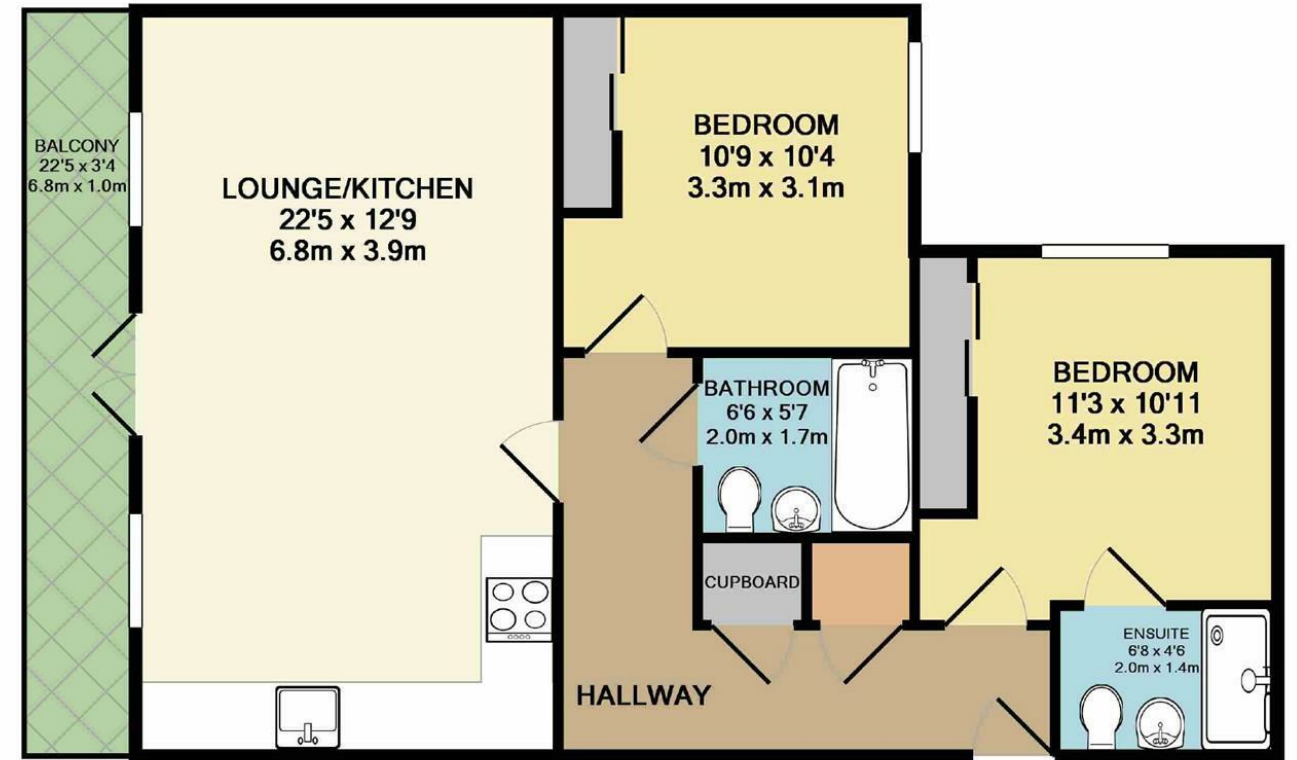
The property is recorded in the EPC as being 70sq m (753sq ft) and a rating: B

5 weeks' deposit: £ 2,250

Council Tax band: E

EPC rating: B

Minimum 12 months' let



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



5 weeks' deposit: £ 2,250

Council Tax band: E

EPC rating: B

Minimum 12 months' let

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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