



## 2 Kings Place, Buckhurst Hill, IG9 5HR

Asking price £499,995

We are proud to offer for sale this beautifully presented THREE bedroom ground floor apartment set in one of Buckhurst Hills most premier roads. The property boasts many features and has been modernised to a high standard by the current owners.

This property is prominently positioned for the ease of commuters, the property lies only 0.2 miles from Buckhurst Hill Central Line Station. The considerable array of high calibre amenities lining Queens Road are within a similar range - these include a wide selection of fashionable restaurants, delicatessens & cafes, Waitrose supermarket in addition to various independently owned shops and contemporary boutiques. The area also takes pride in having a number of high performing independent and state schools for families to select from.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

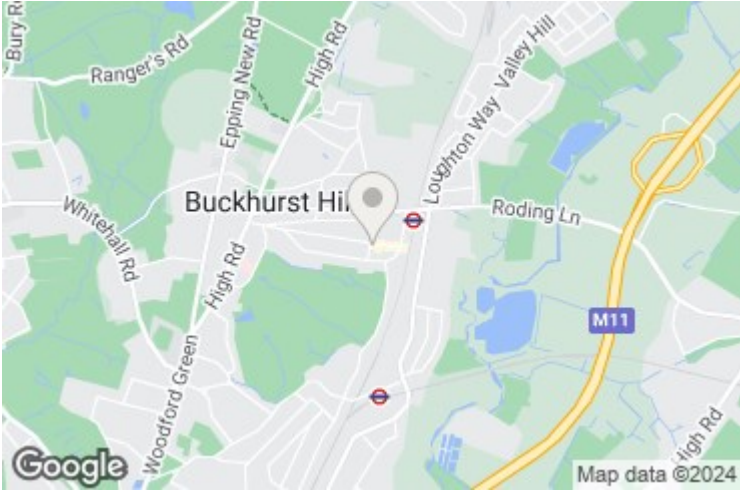
**London Office**  
33 Cavendish Square  
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W1G 0PW

**Head Office**  
119 High Road  
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IG10 4LT

**Contact Details**  
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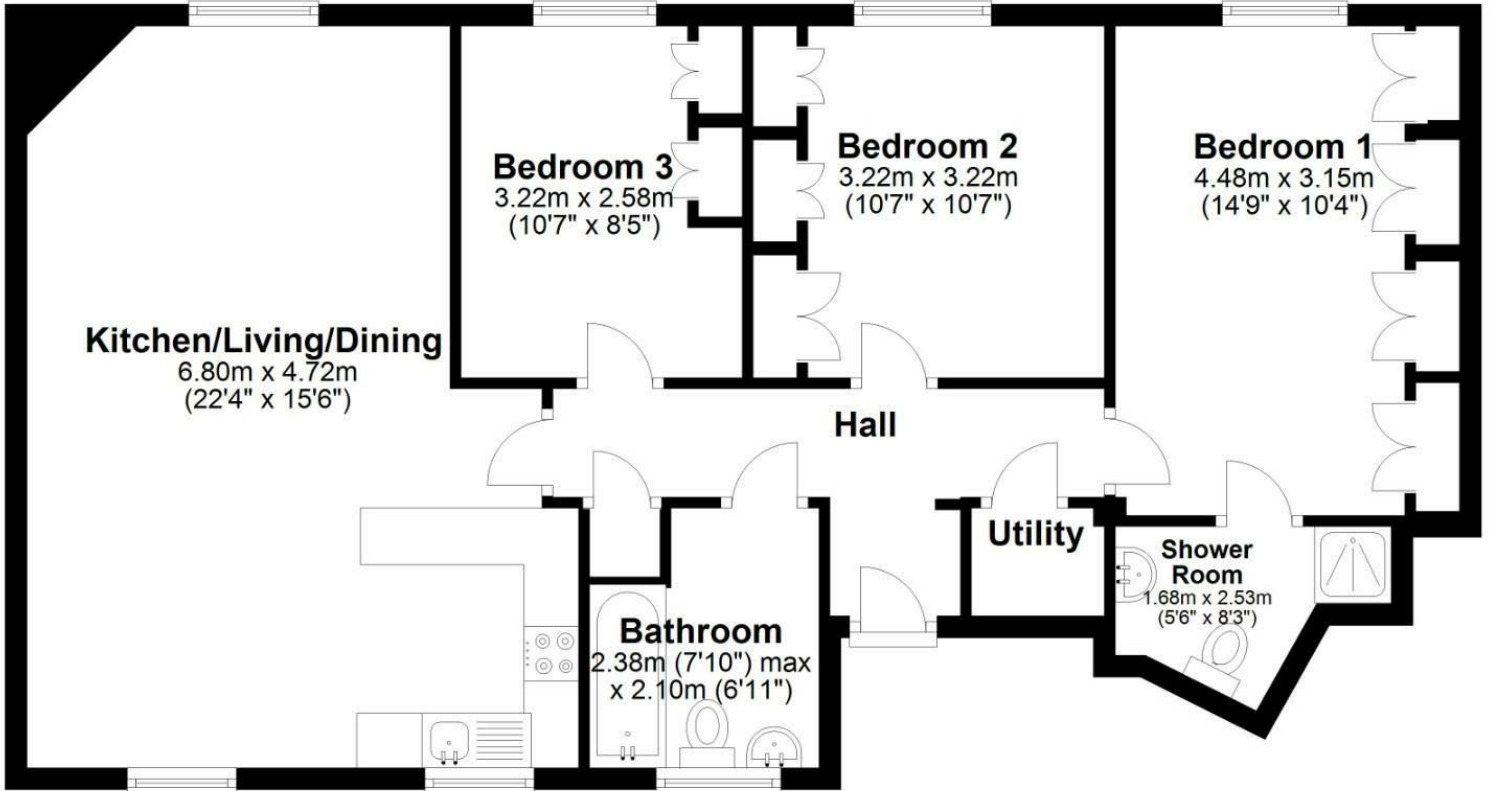


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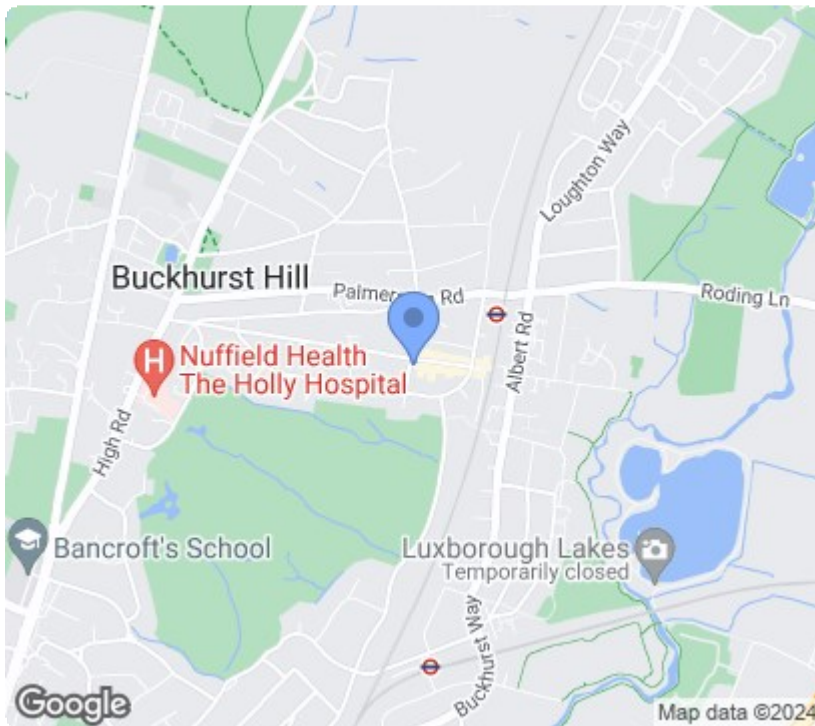


# Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



Total area: approx. 81.2 sq. metres (874.3 sq. feet)



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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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