



10 Russell Road, Buckhurst Hill, Essex, IG9 5QH

Asking price £330,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £330,000

Spacious two double bedroom first floor maisonette with own entrance. Situated in Russell Road and close to the shops and Central Line station, this delightful property includes a large lounge with new laminate flooring leading to balcony, fully fitted, white gloss kitchen and White bathroom suite with shower over bath. . Of the two double bedrooms, the main has a fitted cupboard. Carpet to hall stairs and both bedrooms. Further benefits include double glazing and gas central heating. The property is within Buckhurst Hills most desirable area and still close enough to the Central line station and within easy access to transport links. Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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

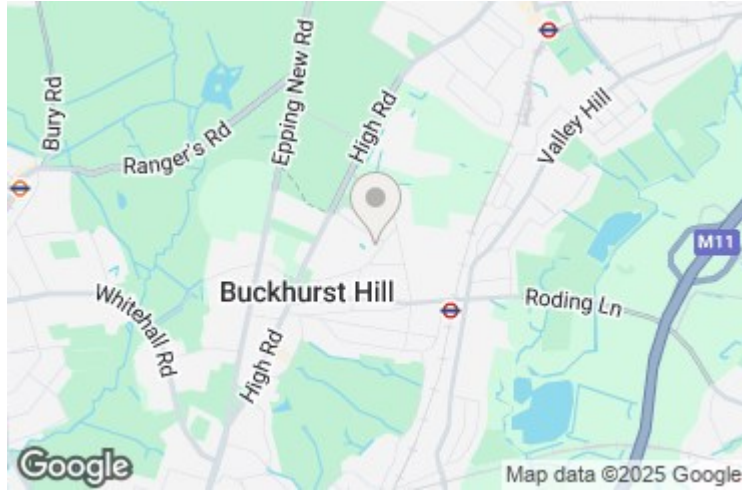
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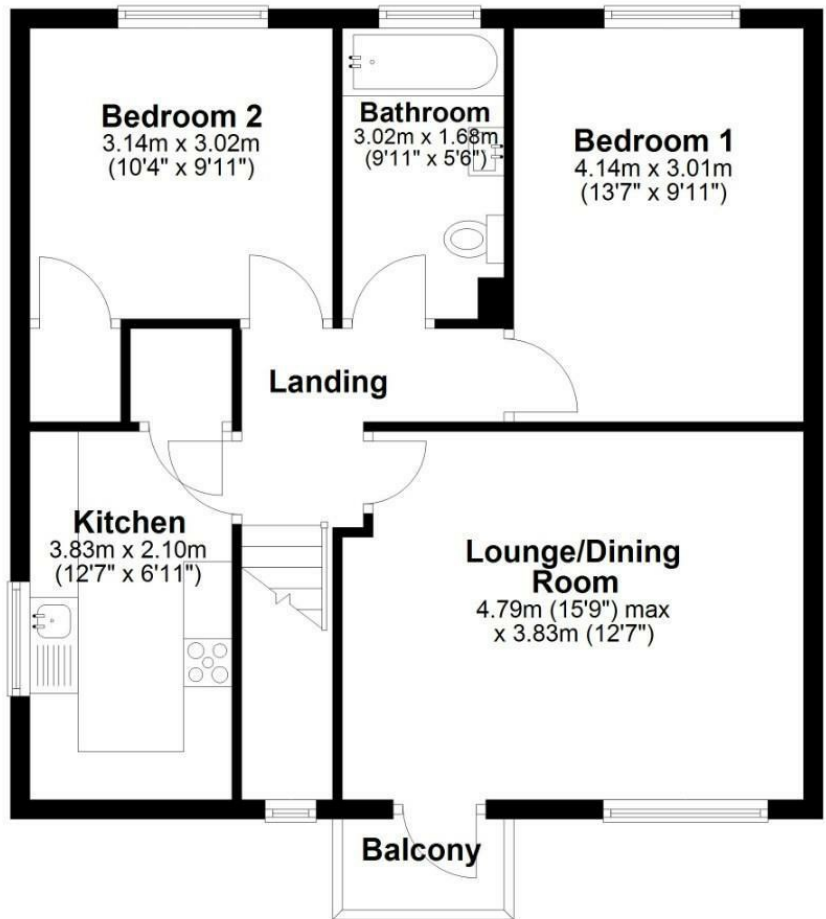


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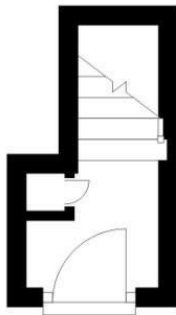
First Floor

Approx. 64.5 sq. metres (694.8 sq. feet)

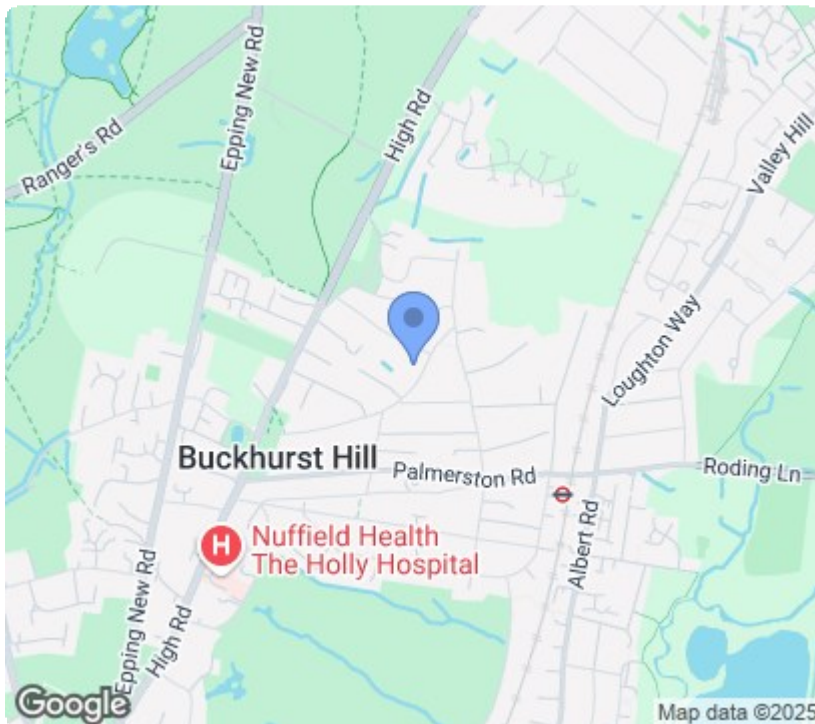


Ground Floor

Approx. 2.9 sq. metres (31.4 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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