



## Kings Place, Buckhurst Hill, IG9 5HR

£499,995

- Three Bedroom Ground Floor Apartment
- Situated On Queens Road With Access To Shops, Restaurants & Central Line Station
- Ensuite Shower To Main Bedroom
- Secure Gated Development
- Offered As A Chain Free Purchase
- Open Plan Kitchen/Dining Room
- Two Allocated Parking Spaces
- Lease Length 975 years remaining / Ground Rent £145 / Service Charge £2754.

# Kings Place, Buckhurst Hill, IG9 5HR

Nestled in the charming Kings Place of Buckhurst Hill, this delightful three-bedroom ground floor apartment is a gem waiting to be discovered. Built in 2002, this property boasts a spacious area of over 900 sq ft of living space, perfect for those seeking comfort and style.

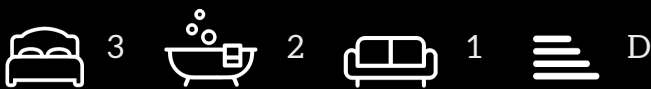
As you step inside, you are greeted by a welcoming open plan kitchen and dining room, ideal for hosting gatherings with friends and family. The property features not just one, but two bathrooms, ensuring convenience and privacy for all residents.

Convenience is key with this apartment, as it is offered as a chain-free purchase, making the process smoother and hassle-free. Located on Queens Road, you'll have easy access to a variety of shops and restaurants, perfect for those who enjoy the buzz of city life.

Parking woes will be a thing of the past, as this property comes with two allocated parking spaces in a secure gated development, providing peace of mind for your vehicles.

Don't miss out on the opportunity to make this charming flat your new home. Embrace the comfort, convenience, and style that this property has to offer.

Lease length 975 years remaining / Ground Rent £145 / Service Charge £2754.



Council Tax Band: F



Reception, Kitchen and Dining  
4.38 x 7.05 (14'4" x 23'1")

Bedroom One  
3.10 x 4.50 (10'2" x 14'9")

Ensuite  
2.53 x 1.47 (8'3" x 4'9")

Bedroom Two  
3.26 x 3.22 (10'8" x 10'6")

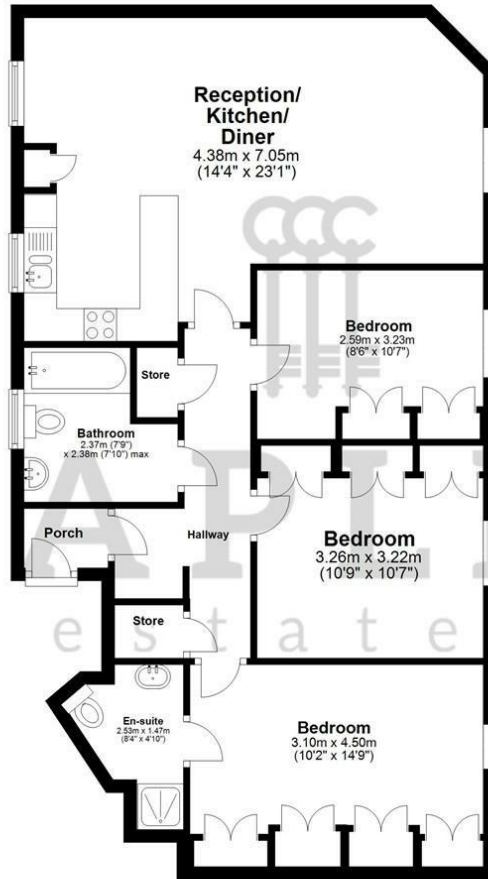
Bedroom Three  
2.59 x 3.23 (8'5" x 10'7")

Main Bathroom  
2.37 x 2.38 (7'9" x 7'9")

Porch Area

Two Storage Cupboards

**Ground Floor**  
Approx. 83.9 sq. metres (903.2 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)  
**George Court**

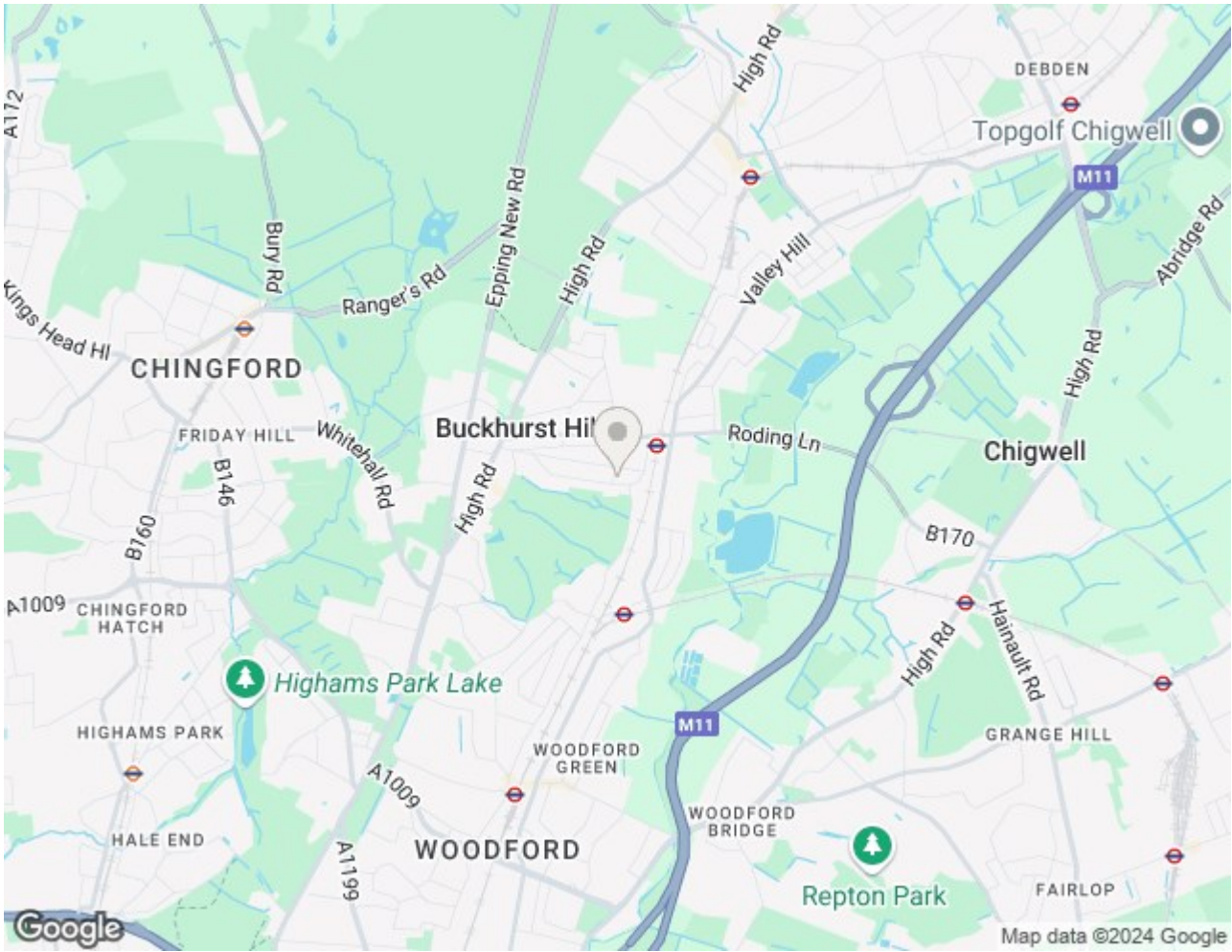


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

F

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.