

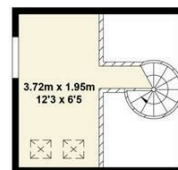
## Directions

## Viewings

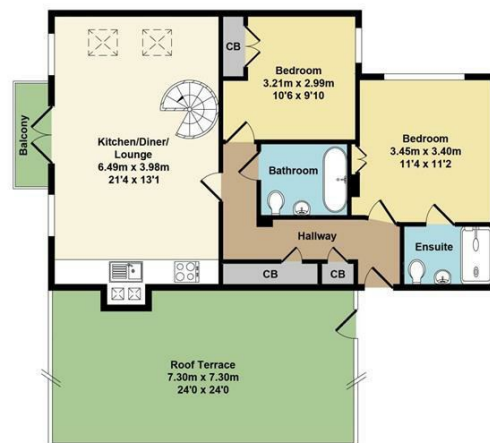
Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

| 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 |



Mezzanine Floor  
Approx. Floor  
Area 14.60 Sq.M.  
(157 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 64.10 Sq.M.  
(690 Sq.Ft.)

Total Approx. Floor Area 78.70 Sq.M. (847.11 Sq.Ft.)

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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13 Ivydene Court, Queens Road, Buckhurst Hill, IG9 5BJ

£2,500 PCM

- 2 bedrooms
- Queens Road location
- Private balcony
- Gated parking
- Lift access
- Modern apartment
- En suite to master
- Close to station
- Communal roof terrace
- Mezzanine second reception

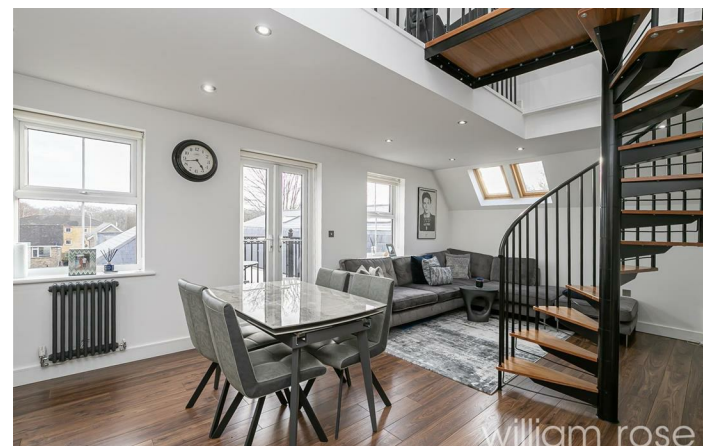
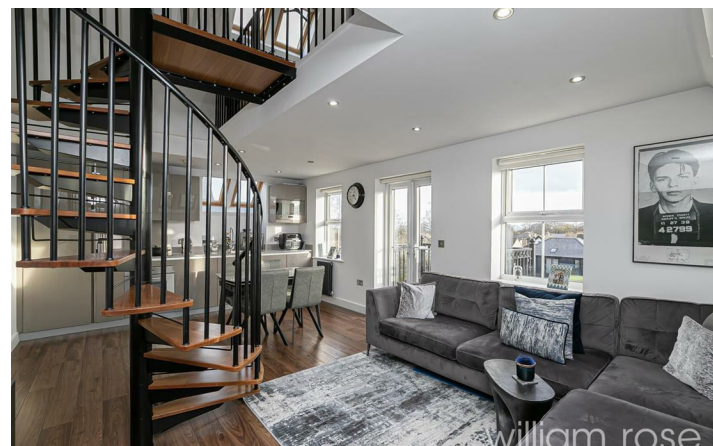


## Queens Road, Buckhurst Hill IG9 5BJ

This modern 2 bedroom 2 bathroom gated development is located on the exclusive Queens Road which has all that Buckhurst Hill has to offer on its door step. This well presented apartment has many benefits including an en-suite, balcony, gated parking and a extra mezzanine reception.



Council Tax Band: E



Lvydene Court, a modern apartment block nestled on Queens Road, seamlessly blending Victorian architecture with contemporary design to harmonize with its surroundings. Step inside this inviting residence to discover a world of modern comfort and style.

EPC: B  
Council Tax Band: E  
Council: Epping Forest

Upon entering, you're welcomed by a spacious hallway adorned with hardwood floors, leading you gracefully into the open-plan lounge. The interior exudes contemporary elegance, featuring a fabulous lounge seamlessly integrated with a high gloss fitted kitchen boasting top-of-the-line Smeg appliances and ambient under-unit LED lighting. A unique highlight of the lounge is the spiral staircase, offering access to an additional space ideal for a home office, complete with a gallery view and private balcony access.

The bedrooms, both generous in size, are adorned with fitted wardrobes, providing ample storage space. The main bathroom and en-suite are luxuriously appointed, fully tiled, and boast a matching contemporary aesthetic, adding to the overall sense of refinement.

Enjoy the luxury of your own sun terrace, or take advantage of the communal roof terrace and gated secure parking available to all residents. Additional features include a secured video entry phone system, gas central heating, large double glazed windows bathing the apartment in natural light, and a full audio and satellite system with HDMI ports for entertainment needs.

Queens Road epitomizes exclusivity, offering proximity to boutique shops, trendy bars, and restaurants, ensuring convenience and leisure at your fingertips. Excellent transport links further enhance the appeal, with a Central line tube station just a short walk away and easy access to the M25 and M11 junctions.

Experience the best of both worlds at this remarkable property, situated on the edge of Epping Forest yet offering the vibrant lifestyle of Buckhurst Hill right at your doorstep. Embrace the perfect blend of modern luxury and natural beauty in this prestigious locale.