

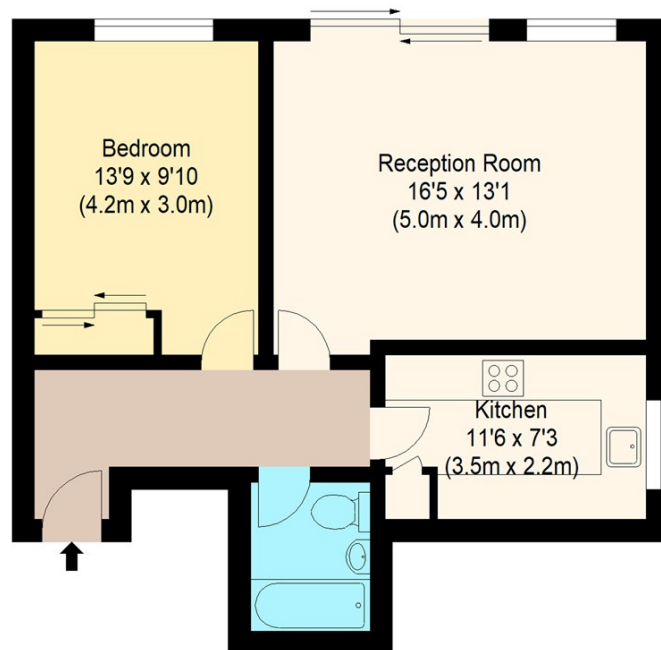
Directions

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) 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	



william rose
Makinen House, Palmerston Road, IG9
Approximate Gross Internal Floor Area : 53.51 sq m / 576 sq ft



13 Makinen House, 49 Palmerston Road, Buckhurst Hill, IG9 5NZ

£1,450 PCM

- 1 bedroom apartment
- Short walk to Queens Road
- EPC rating C
- Recently decorated
- Modern bathroom
- Close to station
- Ground floor
- Modern kitchen
- Short walk to forest
- Available early July



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/6/2023

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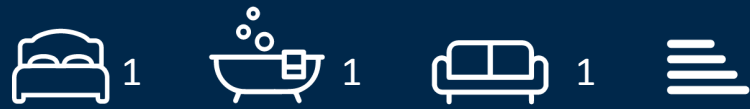
This spacious one bedroom apartment is in stunning condition throughout and is perfectly located with Central line and Queens Road only a short stroll away.

Located off Palmerston Road, this stunningly redecorated one-bedroom ground floor apartment offers the perfect blend of convenience and comfort, with all the benefits that Buckhurst Hill has to offer right on its doorstep.

This purpose-built apartment is accessed via an entryphone system, leading you through a communal hallway to the apartment's front door. Upon entering the bright and airy space, you are greeted by a reception hall that provides access to the various rooms. The double bedroom features ample wardrobe space, while the large lounge boasts a door that opens to the communal garden, offering a perfect spot for relaxation. The apartment also includes a modern fitted kitchen and a bathroom with a shower.

The prime location on Palmerston Road ensures easy access to a variety of shops, cafés, and restaurants. The Buckhurst Hill Central Line Station is just a short walk away, making it ideal for those needing quick access to London and Westfield Stratford City. Additionally, the area is surrounded by numerous green spaces, including Knighton Wood, which is perfect for enjoying scenic walks, runs, or bike rides.

EPC - Band C
Epping Forest Council - Band C



Council Tax Band: C

