

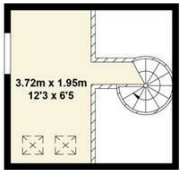
Directions

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		
England & Wales		
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, 152-154 Queens Road, Buckhurst Hill, IG9 5BJ

Price Guide £525,000

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



# 152-154 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 Buckhusrt 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.

 2

 2

 2



Council Tax Band: E



Guide Price £500,000 to £550,000

Lvydene Court, a modern apartment block located 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.

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.

Property Information / Disclaimer - LEASEHOLD  
Lease Length: 125  
Lease has 115 years remaining  
The ground rent £300 PA  
Service Charge £2,500 PA

EPC Rating: B  
Council Tax Band: E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.