



8 Queens Road, Buckhurst Hill, IG9

BUTLER  STAG



**Imperial House offers a rare opportunity to acquire a stylish, modern and high-specification one-bedroom apartment within arguably the strongest location in Buckhurst Hill.**



- Available June
- Bike Store
- Underfloor Heating Throughout
- Video Entryphone System
- Luxury Apartment
- Prime Highstreet Location
- Fully Integrated Hacker Kitchens
- Modern Throughout

These unique apartments range from 414 sq ft to 592 sq ft and all have a private balconies providing outside space. A wet underfloor heating system runs throughout all apartments which provides a luxury feel but with an efficient way of heating your home.

Buckhurst Hill is a charming historic town with a fantastic display of independent shops, stylish boutiques, hairdressers, restaurants, supermarkets and pubs including the famous Three Colts. The area is great for sporting enthusiasts as there are cricket, football, tennis and rugby at the local clubs with a number of great golf courses nearby too. Education is available at good local primary and independent schools including the excellent Loyola Prep School and Bancrofts in nearby Woodford Green that includes two secondary schools rated Outstanding by Ofsted.

For more information on these stunning apartments, please do get in touch with the Butler & Stag Buckhurst Hill Office.

Council Tax Band D

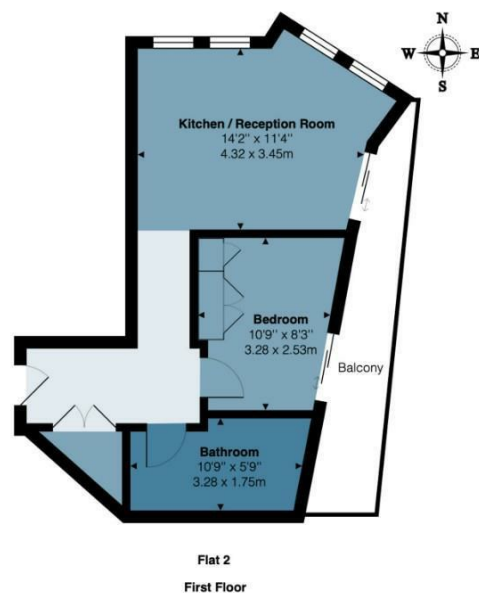




## Imperial House, Queens Road IG9

Approx. Gross Internal Area 38.5 Sq M ( 414 Sq Ft )

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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.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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[www.butlerandstag.uk](http://www.butlerandstag.uk)