



Queens Road, , IG9

BUTLER & STAG



Tucked away in a private mews off the highly sought-after Queen's Road sits a luxurious development of new build apartments finished to a high spec throughout, offering comfort & convenience.



Leasehold

- Stunning One Bed New Build Ground Floor Apartment
- Intercom Security System
- Energy Efficient Heat Pump
- Private Allocated EV Car Parking
- Engineered Oak Herringbone Flooring With Underfloor Heating Throughout
- Fully Integrated Kitchen With Bosch Appliances And Quartz Worktops

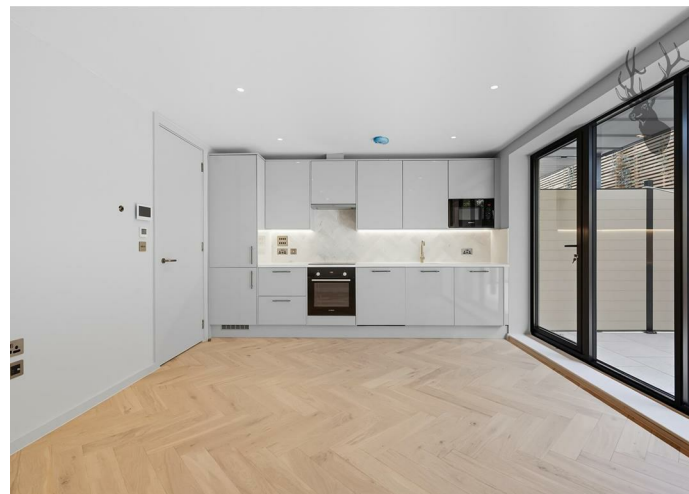
Situated in the desirable Queens Road, this stunning one-bedroom ground floor apartment offers contemporary design, exceptional finishes, and cutting-edge technology, making it an ideal choice for modern living.

The heart of the home is the spacious open-plan kitchen and dining area, extending to over 21 feet in length. The bespoke Hockley kitchen has been beautifully crafted with sleek white quartz stone worktops and black profile finishes, complemented by soft-close doors and drawers. Fully fitted with premium Bosch appliances - including an induction hob, fridge freezer, oven, dishwasher, washing machine, and integrated microwave - this space is as practical as it is stylish. Elegant recessed lighting highlights the details, while engineered oak herringbone flooring adds warmth and sophistication.

The double bedroom has been designed with comfort and style in mind, featuring ambient lighting that can be controlled via his-and-hers switches for the main lights, bedside lamps, terrace lighting, and mood settings. Buyers also have the option to add custom-built-in wardrobes, tailored to the space, for an additional £5,000. Throughout the apartment, a carefully considered interior scheme combines quartz stone, genuine marble, and oak finishes to create a timeless aesthetic.

The bathroom continues the theme of luxury, finished with genuine Calacatta marble tiles, a backlit vanity mirror, and a sleek black Hans Grohe wall-hung toilet. A shower mixer and full bathtub complete the space, blending everyday practicality with high-end design.

Technology has been seamlessly integrated into the apartment for ultimate convenience. A Heatmiser underfloor heating system provides warmth underfoot, with full smartphone and Alexa voice control compatibility. Air source heating





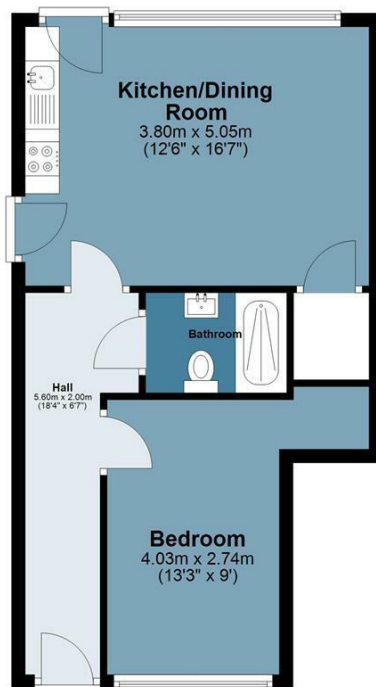
Flat, Queens Road

Approx. Gross Internal Area 43.6 Sq M (469 Sq Ft)

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Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk