



WHERE STANDARDS MATTER

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Buckhurst Hill House, Queens Road, Buckhurst Hill, IG9

**** CHARACTER ONE BED CONVERSION FLAT ** ** First Floor ** ** Close to shops and station ****
**** Double ceiling height lounge with minstrel's gallery ** ** Bedroom with walk in wardrobe ** ****
Unfurnished ** ** Modern bathroom & kitchen ** Gated parking space ** Communal garden **
EPC rating: C Council Tax Band: B ** Available 24th May on a minimum 12 months tenancy**

Rent: £1,295 - Monthly



Buckhurst Hill House, IG9

Lounge with minstrel gallery

5.11m (16'9) x 3.9m (12'10)

A character lounge with large bay windows and spiral staircase leading to the useful minstrel gallery.



Kitchen

3.27m (10'9) x 2.37m (7'9)



Bedroom

4.09m (13'5) x 3.3m (10'10)

Plus large built in wardrobe/cupboard



Bathroom

2.92m (9'7) x 1.58m (5'2)



Exterior

Energy Efficiency Rating

82-100

A

69-81

B

55-68

C

39-54

E

21-38

F


1-20

G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



Spencer Munson are pleased to offer this one bedroom apartment within a converted manor house. The property is located at the top of the popular Queens Road in Buckhurst Hill, within walking distance of the station, shops and restaurants. Located on the first floor, the apartment is located within the ballroom of the manor house, giving a double ceiling height in the lounge with a spiral staircase leading to a minstrel's gallery. There is one large double bedroom with walk in wardrobe, modern bathroom and kitchen as well as a gated parking area with one allocated space. The property is in good decorative condition and painted a neutral shade and benefits from double glazing and gas central heating. Available 24th of May 2025 on an unfurnished basis.

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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.