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### The Silvers, 5-61 Palmerston Road, Buckhurst Hill, IG9

**\*\*The Flat is currently configured as a two bedroom flat. Originally it was a one bedroom flat\*\* \*\*  
Good size lounge with doors to balcony\*\* \*\* Chain Free\*\* \*\* In Need of modernisation  
throughout\*\* EPC Rating C Council Tax C**



## The Silvers, Buckhurst Hill, IG9

This property is in need of complete modernisation throughout. The property layout has been changed from a ONE bedroom flat to a TWO bedroom flat. The property is on lower ground floor with views over the communal gardens and car park. There is a good size lounge with patio doors onto the balcony. The apartment is located in the heart of Buckhurst Hill close to QUEENS road shop and Buckhurst hill tube station (Zone 5). EPC Rating C. Council Tax C. 199 year lease from 24/06/1987. service charge £1304pa. reserve fund £266pa

### Lounge

5.28m (17'4) x 3.59m (11'9)



### Kitchen

2.42m (7'11) x 1.69m (5'7)



**Bedroom 1**

3.16m (10'4) x 4.22m (13'10)





**Bedroom 2**

3.08m (10'1) x 2.41m (7'11)



**Bathroom**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	77	75	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## The Silvers, Buckhurst Hill, IG9

**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.