



WHERE STANDARDS MATTER

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Buckhurst Hill House, Queens Road, Buckhurst Hill, IG9

Spencer Munson are pleased to offer this one bedroom ground floor apartment in a Victorian conversion located at the top of Queens Road in Buckhurst Hill. The property is modern throughout, separate kitchen to living room, double bedroom and a family bathroom. There is a lounge with doors to the communal garden as well as one allocated parking space located behind electric gates. The property is double glazed with gas fired central heating. Being offered unfurnished it is available 9th September 2026. EPC Rating: C Council Tax Band B

Rent: £1,450 - Monthly



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Kitchen

3.68m (12'1) x 2.41m (7'11)



Hallway



Lounge

4.82m (15'10) x 3.1m (10'2)



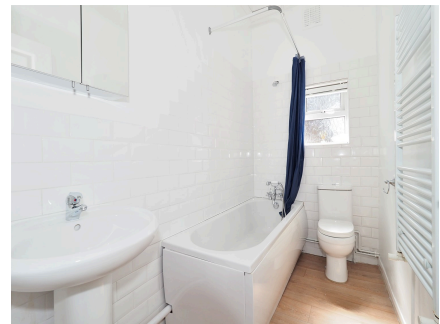
Bedroom

3.7m (12'2) x 2.61m (8'7)



Bathroom

2.73m (8'11) x 1.51m (4'11)



Exterior



Communal patio and garden area



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | 77 | 77 |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not Energy Efficient - Higher Running Costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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