



PCM

**£1,400 PCM**

**Russell Road**

Essex, IG9 5QE

Located on a quiet residential street in Buckhurst Hill is this top floor 1 bedroom apartment set close to Queens Road and a short walk to Buckhurst Hill Underground Station (Central Line, Zone 5).

Set on the top floor on a small purpose built block this property features a bright reception room, good size bedroom with built in wardrobes, sperate kitchen, family bathroom and storage.

Located just a short walk from Queens Road with an array of shops, restaurants and supermarket as well as Buckhurst Hill Station being close by.

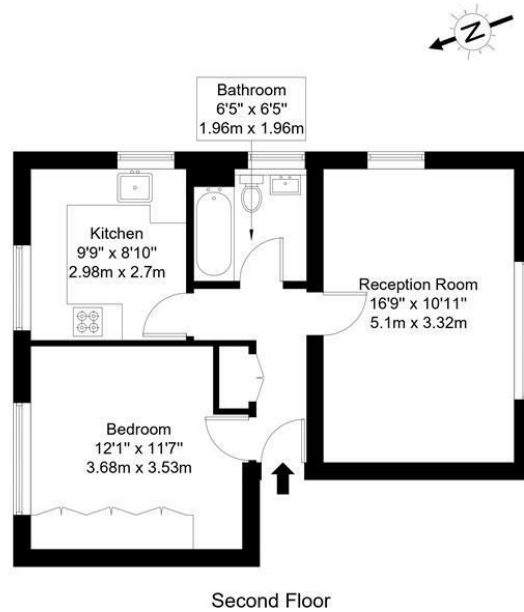
Council Tax: Band C  
5 Weeks Deposit: £1615  
Unfurnished  
Available end of July





# Russell Road, IG9 5QE

Approx Gross Internal Area = 48.4 sq m / 521 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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