



WHERE STANDARDS MATTER

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### Maple Lodge, 40-44 Roding Lane, Buckhurst Hill, IG9

Spencer Munson are pleased to offer you this two bedroom apartment in Buckhurst Hill, a short walk to the central line station and Queens Rd with a range of local shops and boutiques. This spacious apartment features two double bedrooms and ensuite shower to master bedroom, a separate family bathroom, open plan living room with doors leading to a Juliette balcony, Fitted kitchen with appliances and secure gated parking. This property is offered as unfurnished and is available 8th May 2026. EPC Rating C Council Tax band E

**Rent: £1,695 - Monthly**



## Maple Lodge, Buckhurst Hill, IG9

### Reception 1

Reception 1



### Kitchen



### Bedroom 1

3.92m (12'10) x 3.79m (12'5)



### En-Suite

### Bedroom 2

4.94m (16'2) x 3.79m (12'5)



### Bathroom



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	80	81
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
Not energy efficient - higher running costs		
1-20 <b>G</b>		

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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.