



WHERE STANDARDS MATTER

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Palace Gardens, Buckhurst Hill, IG9

Spencer Munson are pleased to offer this stunning Victorian two bedroom cottage, which is modern throughout. The location is in a sought after area of Loughton in Palace Gardens, as it is within walking distance of Queens Road school, open forest and to all local amenities: such as Waitrose, cafés, restaurants and a 10 minute walk to the Buckhurst Hill Central Line Station which gives easy access to central London with a 24hr service at weekends. The Cottage is neutrally decorated with lounge and dining area leading to a fitted kitchen with a side door onto a courtyard garden. The first floor has two double bedrooms and is offered unfurnished available 13th June. EPC rating: C and Council Tax band D

Rent: £2,100 - Monthly



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Through Lounge



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C	72	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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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.