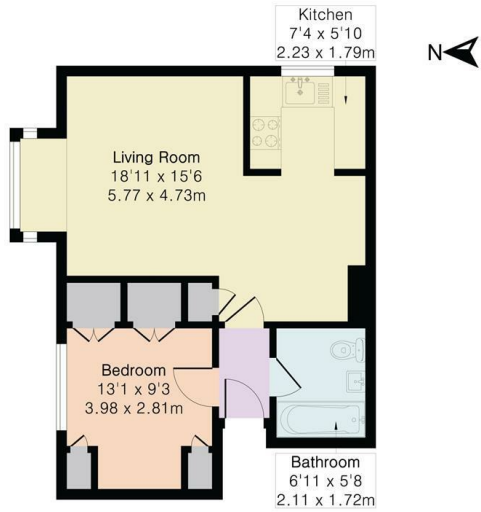




Approximate Gross Internal Area 475 sq ft - 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Epping Forest | Council Tax Band: C | Floor Area: 475.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Queens Road, Buckhurst Hill, IG9 5BH
Offers In Excess Of £315,000 Leasehold - Share of Freehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



Churchill estates are pleased to bring to market this one-bedroom first-floor apartment positioned in the heart of Buckhurst Hill, Queens Road. You are just a short walk from everything you need, with cafés, independent retailers, restaurants, Waitrose supermarket, and Buckhurst Hill Central Line Station offering easy access to both the city and the West End.

Internally, the property comprises a spacious living room with ample space to dine. From here you have access to the kitchen, which boasts plenty of storage and worktop space. The double bedroom is generous in size and features built-in wardrobes, and the bathroom is fully tiled and complete with a three-piece suite.

Further benefits include a share of the freehold, gated parking with two allocated parking spaces, an entry phone system, and is being offered chain-free basis.

