



**BUTLER & STAG**

8 Queens Road | Buckhurst Hill

| IG9

*BRAND NEW HOMES-REGISTER YOUR INTEREST NOW.*

*Imperial House offers a rare opportunity to acquire a stylish, modern and high-specification one-bedroom apartment within arguably the strongest location in Buckhurst Hill. Prices from £350,000.*

- Brand New • Seven Luxury Apartments • Bike Store • Prime Highstreet Location • Fitted Bespoke Wardrobes • Fully Integrated Hacker Kitchens • Video Entryphone System • Underfloor Heating Throughout • 125 Year Lease • 10 Year Build zone Warranty

## *Price Guide £345,000 | Leasehold*

These unique apartments range from 414 sq ft to 592 and all have a private balconies providing outside space. A wet underfloor heating system runs throughout all apartments which provides a luxury feel but with an efficient way of heating your home.

Ground Rent- £250  
Service Charge - £1,280  
Lease - 125 Years

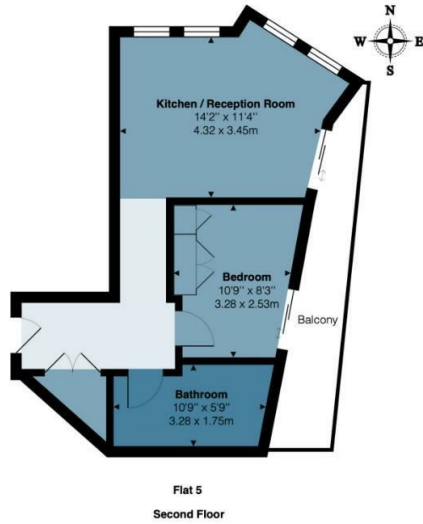
For more information on these stunning apartments, please do get in touch with the Butler & Stag Buckhurst Hill Office.



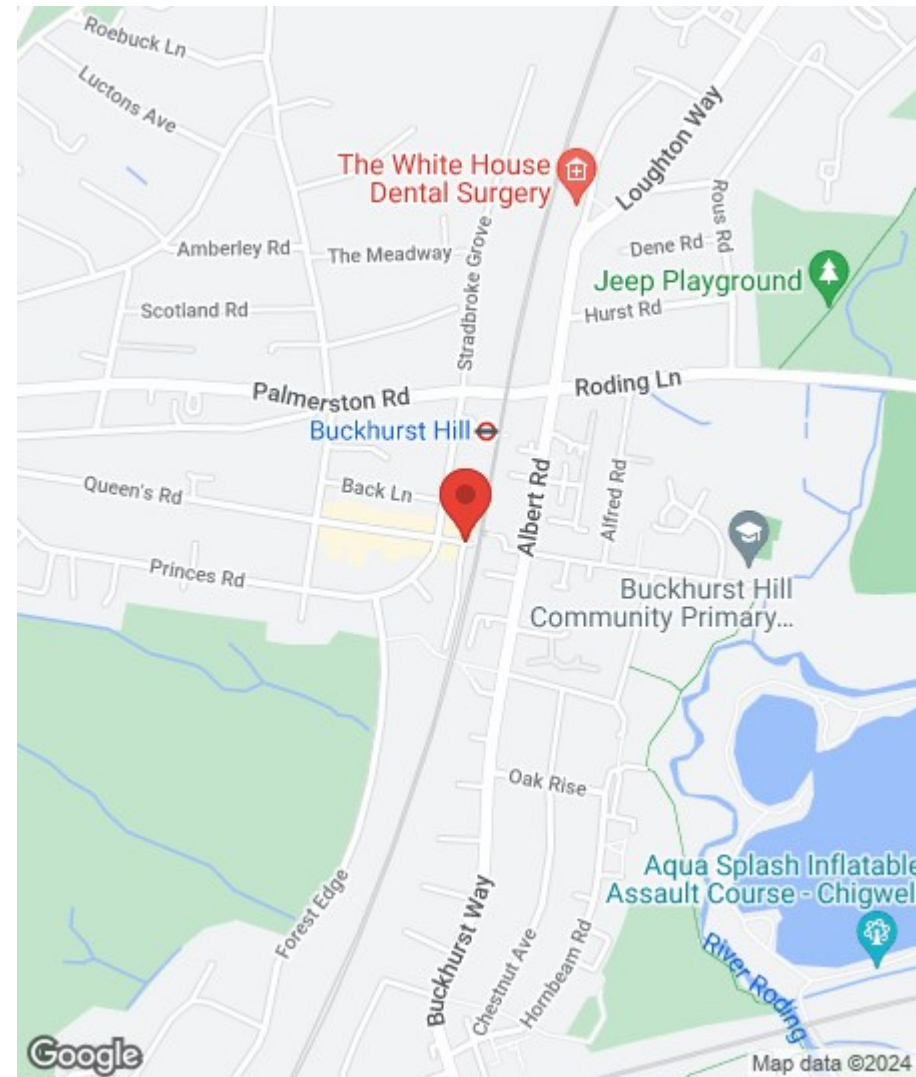


# Imperial House, Queens Road IG9

Approx. Gross Internal Area 38.5 Sq M ( 414 Sq Ft )



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		