



Queens Road, , IG9

BUTLER & STAG





# A fantastic one bedroom apartment set in the heart of Buckhurst Hill.



- Ground Floor Victorian Conversion
- Private Rear Garden
- High Ceilings
- Option For Partly Furnished
- High Quality Finish Throughout
- Close To Shops
- Buckhurst Hill (TFL 4) 1/4 Mile

Located in the heart of popular Buckhurst Hill, Butler & Stag are delighted to offer this beautifully presented apartment with a private rear garden.

Sympathetically updated, the property offers all of the details that you would expect of a Victorian home. High ceilings provide an airy environment and features such as striped and polished hardwood flooring, a feature fireplace in the bedroom and a low maintenance wall enclosed rear garden capture the character of the property.

The kitchen and bathroom have been thoroughly updated with modern, high specification appliances.

Externally, to the rear, the garden extends in excess of 20' and has a broadly Southerly aspect, Ideal for sunny evenings.

Queens Road is the heart of Buckhurst Hill, with excellent shopping, salons, and many well respected gyms, and the Central Line (TFL 4) at the foot of the road, the City and West End are less than 30 minutes away.



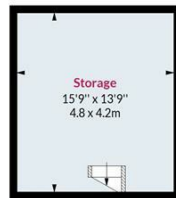




## Queens Road, IG9

Approx. Gross Internal Area 708 Sq Ft - 65.77 Sq M

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### Basement

Floor Area 217 Sq Ft - 20.16 Sq M



### Ground Floor

Floor Area 491 Sq Ft - 45.61 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/2/2023

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.

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