

Total area: approx. 41.3 sq. metres (445.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.



Kings Place

Council: Epping Forest | Council Tax Band: B | Floor Area: 445.00 sq ft



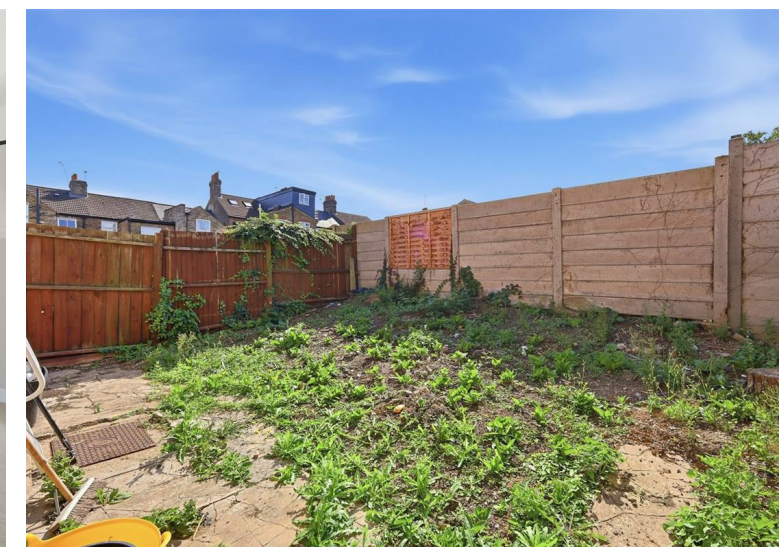
Kings Place, Buckhurst Hill, IG9 5EB
Offers In Excess Of £325,000 Leasehold

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

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	

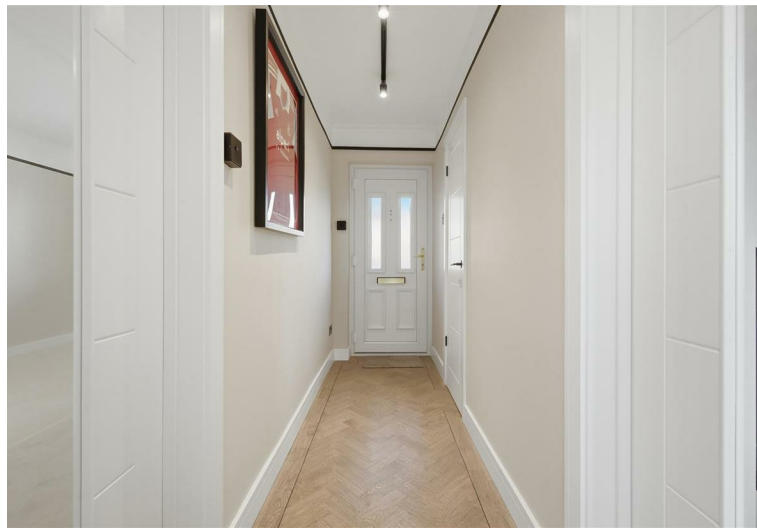


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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



Request a Viewing: **0208 504 2222**

Email: **buckhursthill@wearechurchills.co.uk**



Churchill Estates are delighted to offer for sale this beautifully presented one-bedroom ground floor apartment, benefiting from its own private entrance, a private rear garden and a long lease, ideally located in the heart of Buckhurst Hill. Having been recently renovated throughout to a high standard, the property offers stylish and contemporary accommodation, perfect for first-time buyers, downsizers or investors alike.

The spacious living room provides an excellent entertaining space and features a striking media wall, while the modern high-gloss fitted kitchen offers a sleek finish with ample storage and workspace. The accommodation further comprises a generous double bedroom, a contemporary bathroom fitted with a walk-in shower, and a separate utility room conveniently positioned off the entrance hall, adding valuable additional storage and practicality.

Externally, the property enjoys the rare benefit of a private garden, providing an ideal space for outdoor dining, entertaining or simply relaxing.

Perfectly situated on Kings Place, the apartment is just a short walk from the excellent selection of boutique shops, cafés, restaurants and everyday amenities found along Queens Road, together with Buckhurst Hill Central Line Station, offering convenient access into the City and West End.

Further benefits include a long lease and the advantage of being offered to the market with no onward chain.

