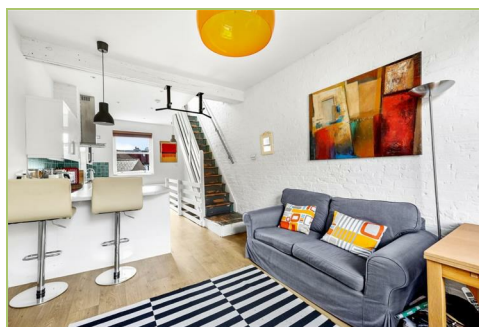




22 Queens Road, Buckhurst Hill, IG9 5BY

Asking price £395,000

Nestled on the charming Queens Road in Buckhurst Hill, this delightful flat offers a unique blend of character and modern living. Spanning an impressive 933 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed bedroom provides a serene retreat, while the bathroom is designed for both comfort and convenience.

Built in circa 1900s, this flat retains a sense of historical charm, seamlessly integrating period features with contemporary touches. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The reception rooms are bathed in natural light, creating a warm and inviting atmosphere.

Queens Road is known for its vibrant community and excellent local amenities, including shops, cafes, and parks, making it an ideal location for those seeking a balanced lifestyle. With easy access to public transport, residents can enjoy the tranquillity of suburban living while being just a short journey away from the bustling heart of London.

This flat isn't compromising on space or style. With its prime location and charming features, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

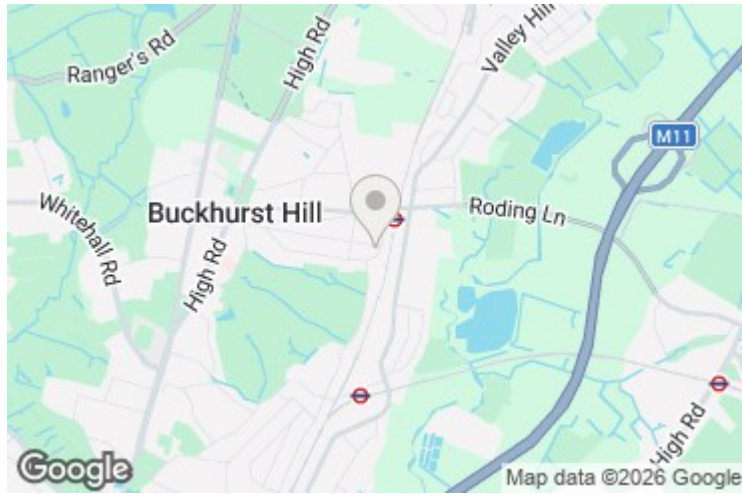
London Office
33 Cavendish Square
London
W1G 0PW

Head Office
119 High Road
Loughton
IG10 4LT

Contact Details
OFFICE 020 8559 7474
ADMIN 020 8559 2000
FAX 020 8281 7778
www.edwardtaub.co.uk

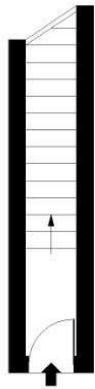


22 Queens Road, Buckhurst Hill, IG9 5BY



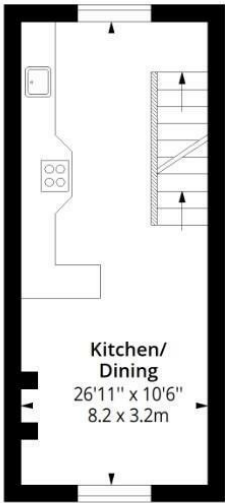
Queens Road IG9

Approx. Gross Internal Area 933 Sq Ft - 86.67 Sq M
Approx. Gross Eaves Storage Area 21 Sq Ft - 1.95 Sq M



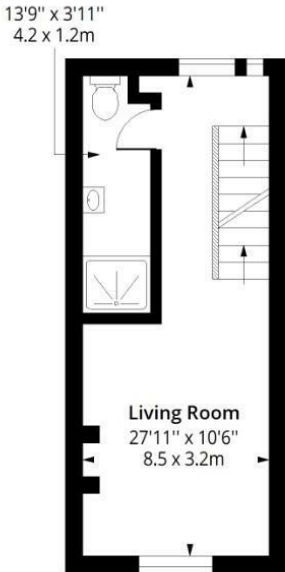
Ground Floor

Floor Area 56 Sq Ft - 5.20 Sq M



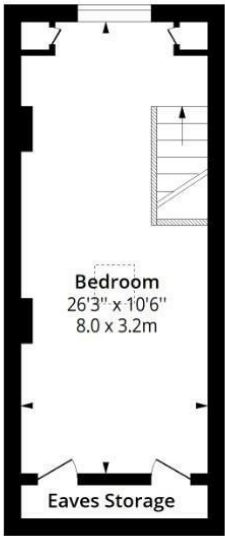
First Floor

Floor Area 291 Sq Ft - 27.03 Sq M



Second Floor

Floor Area 302 Sq Ft - 28.06 Sq M



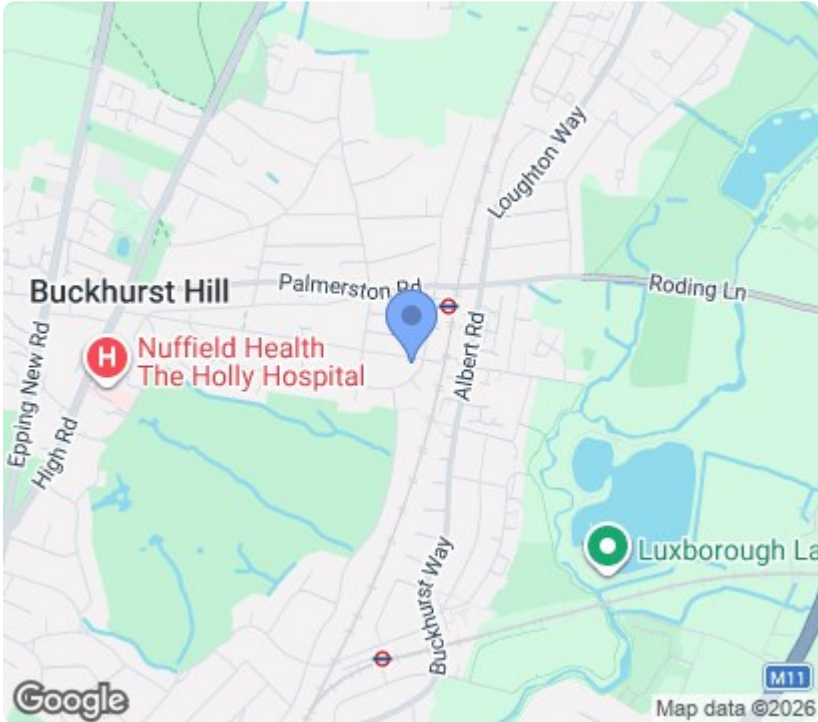
Third Floor

Floor Area 284 Sq Ft - 26.38 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.

Date: 24/8/2026



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	

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

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