



Bedroom
10'4" x 8'10"

Shower room

Kitchen/Reception room
16'4" x 14'4"

Balcony
7'6" x 3'3"

Total Area = 41.1 sq m / 443 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	



QUEEN MARY AVENUE, SOUTH WOODFORD

Offers In Excess Of £290,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Modern Development
- Open Plan Living Space
- 24 Hour Concierge
- Close to Amenities
- Private Balcony
- 115 Year Lease
- Service Charge £1950pa
- Ground Rent £250pa
- Council tax band D

This modern purpose built one bedroom apartment is on the third floor in the popular Queen Mary's Gate development just moments from all the amenities of South Woodford centre.

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IF YOU LIVED HERE

You'd enjoy living in a modern, purpose-built apartment, finished to a high specification and situated within a thriving community.

The large open-plan main living space has an L-shaped kitchen at one end and lots of space for sofas at the other, with double sliding doors to a decked private balcony that has views over the landscaped gardens. The kitchen has two-tone white and wood effect wall and floor cabinets and is well equipped with a range of integrated appliances.

The bedroom is light and bright, with a large floor to ceiling window and extensive storage space in mirrored fitted wardrobes along one wall. The bathroom opposite has crisp white tiles and a contemporary shower cubicle, basin, and WC.

The apartment is in immaculate condition, with white walls and ceilings, large double glazed windows, and downlighters throughout. It's all ready for you to move into and make your mark.

Kingswood Heights is part of the popular Queen Mary's Gate development. This development is gated, and has a computerised fob entry system, 24 hour concierge, and lift. It is set in lovely mature landscaped communal gardens and has a series of linked pedestrian walkways.

WHAT ELSE?

-The apartment is just a 12 minute walk from South Woodford station on the Central Line, which has fast direct journeys to Stratford (9 minutes), the City (18 minutes), and the West End 27 minutes).

-The shops, cafes, restaurants, and entertainment venues along buzzing George Lane are literally moments away, including an eclectic range of independents in addition to a Waitrose and Sainsbury's, and an Odeon cinema.

-The lovely landscaped green space of Elmhurst Gardens is nearby, whilst the wild acres of Epping Forest lies just half a mile away to the west.

-The development has great road links for getting around or out of London, with both the North Circular Road and M11 motorway nearby.



A WORD FROM THE OWNER...

"I have lived on the development and owned a property here since 2011 and I have enjoyed living within Queen Marys Gate. Its a safe community that is very close to supermarkets, station, restaurants/pubs and independent shops. The Development has a strong community and the local area allows easy access to everything you need. The flat itself is quiet and comfortable and very well insulated. everyone in the development takes pride in where they live and try to keep it a nice place to live for all."

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