



Kitchen/Lounge/Diner
10'4" x 21'3"

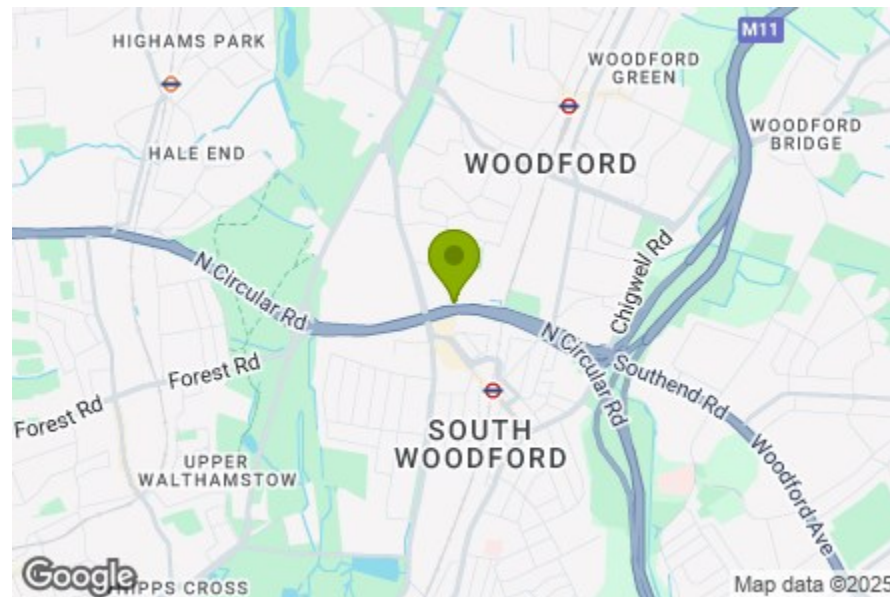
Bedroom
10'1" x 11'8"

Bathroom
6'3" x 6'10"

Storage

Total Area: 43.1 m² ... 464 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	



QUEEN MARY AVENUE, SOUTH WOODFORD

Offers In Excess Of £285,000 Leasehold
1 Bed Flat



Features:

- Modern One Bedroom Apartment
- Fourth Floor With Lift Access
- Designated Secure Underground Car Parking
- Gated Development
- Concierge Service
- Balcony
- Inward Facing Aspect
- Short Walk To Waitrose & George Lane

A smart and stylish one-bedroom apartment situated in a gated development just moments from Epping Forest and the fantastic amenities of much sought-after South Woodford.

As well as 24-hour concierge, lift access and underground parking, the fourth-floor home benefits from having a balcony, high spec appliances, contemporary fittings, ample storage and pristine decor. It's all ready for you to enjoy from the moment you move in.

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IF YOU LIVED HERE...

You'll immediately appreciate how this development has been designed with modern living in mind, and you'll quickly get used to the little luxuries like the designated underground parking, lift access and a concierge (a life changer for anyone's who's ever missed a delivery).

Your open plan kitchen/living area is bright and spacious with a convenient breakfast bar dividing the space. As well as the smart decor, you'll find sleek cabinets, integrated appliances and spotless worktops. The inward fourth floor views create an excellent sense of space, not to mention the fact that living at height can be very energy efficient.

The bedroom is just as plush as the rest of the apartment with in-built storage, while the bathroom is immaculate, with contemporary fittings and an over-tub shower. The spacious hallway has in-built storage, which will help banish clutter.

As well as the balcony, you've got access to communal gardens - the perfect way to meet your neighbours and pick up some top tips about this area.

Just three minutes away on foot, there's the new branch of Jones & Sons. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema - an art deco one no less.

As for green space, Roding Valley Park is just a mile away, while Epping Forest is just ten minutes on foot in the other direction, with Churchfields Park in between.

WHAT ELSE?

- Make the Railway Bell your new local - it's a 12 minute stroll away and has friendly staff, a great selection of ales and a lovely atmosphere
- If you're driving, the North Circular's just five minutes away, while Stansted Airport is around half an hour door-to-door.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.



A WORD FROM THE OWNER...

"I'm excited to share my beloved flat on Queen Mary Avenue with you. It has been my home for several wonderful years, and I hope it brings you as much joy as it has brought me. From the moment I stepped inside, I was captivated by the bright and airy open-plan living space. It's perfect for both quiet evenings and hosting friends. The kitchen has been a joy to cook in, featuring modern appliances and ample counter space. The neighbourhood is one of the best parts about living here. I love being just a short walk from charming cafes, shops, and public transport, making it easy to explore the area or commute into the city. The bedroom is cosy and inviting, with sufficient storage that keeps everything organised. I've spent many mornings enjoying forest walks and time in the communal gardens, soaking in the peaceful surroundings. I'm moving on to a new chapter in my life, but I truly believe this flat is a special place where you can create lasting memories. If you're looking for a comfortable and convenient home, I encourage you to come and see it for yourself."

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