



**Imperial Heights, Queen Mary Gate, South Woodford, E18 2FJ**

**£320,000 Leasehold**

**TWO DOUBLE BEDROOMS - TWO BATHROOMS - UNDERGROUND PARKING - REALISTICALLY PRICED TO SELL!**

**QUEEN MARY GATE SOUTH WOODFORD!** Second floor apartment situated in a popular prestigious development within walking distance of George Lane and South Woodford Central Line station. The accommodation comprises open-plan lounge/kitchen, balcony, family bathroom and en-suite to main bedroom. This GATED development has a 24 hour concierge service and security entryphone system. There is also an allocated underground PARKING SPACE and well kept communal gardens. Call us on 020 8530 4646 to book a viewing appointment.



## Entrance

Communal security entrance doors to inner communal hallway with stairs rising to all floors.

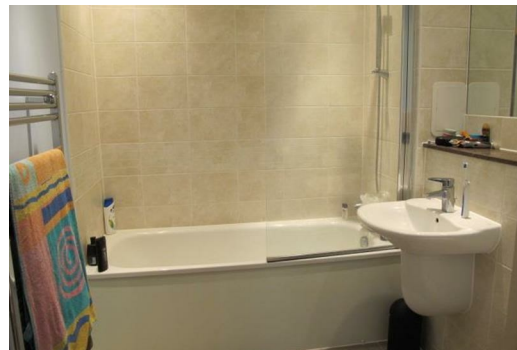
## Reception Hall

Wall mounted entryphone handset, fitted carpet, radiator and two storage cupboards.

## Kitchen

9'3" x 8'11" (2.82 x 2.72)

Range of fitted units, work surface area incorporating stainless steel sink unit, electric hob with oven beneath, fridge/freezer, washing machine and double glazed window to front aspect.



## Lounge/Diner

16'11" x 12'6" (5.16 x 3.82)

Double glazed windows to front aspect, fitted carpet, radiator and power points.



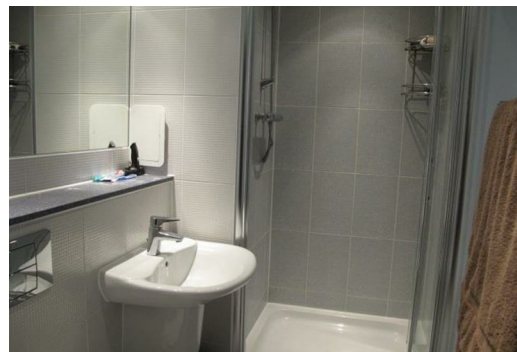
## Bedroom One

15'3" x 8'11" (4.67 x 2.74)

Double glazed window to rear aspect, fitted carpet, radiator and built-in wardrobe.

## En-Suite Shower Room

Fully tiled, shower cubicle, wash hand basin, w.c. and towel radiator.



## Bedroom Two

10'8" x 7'10" (3.26 x 2.41)

Double glazed window to rear aspect, fitted carpet, radiator and built-in wardrobe.

## Bathroom

White suite comprising bath, vanity wash hand basin, shower cubicle and double glazed obscure window to front aspect.

## Separate w.c.

Low level flush w.c. and double glazed window.


## Exterior


Communal grounds and allocated parking space.

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 | <b>85</b>   | <b>87</b> |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |   |           |
| (92 plus) <b>A</b>   | <b>85</b>   | <b>86</b> |
| (81-91) <b>B</b>   |   |           |
| (69-80) <b>C</b>   |   |           |
| (55-68) <b>D</b>   |   |           |
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| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC  |           |



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  
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