

Reception  
14'8" x 13'0"

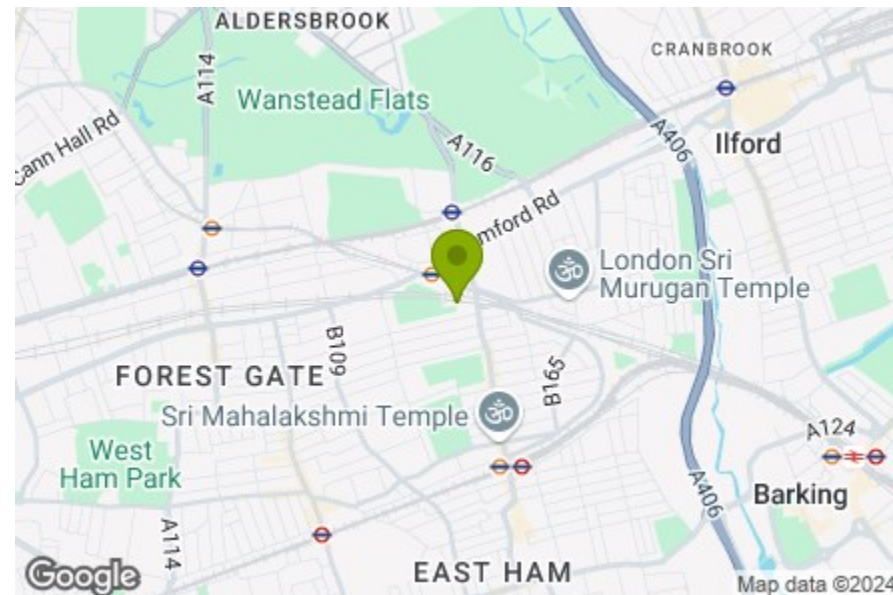
Kitchen  
7'11" x 7'11"

Bedroom  
14'9" x 9'0"

Bedroom  
11'6" x 11'4"

Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(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	



## QUEENSBERRY PLACE, LONDON

Offers In Excess Of £280,000 Leasehold  
2 Bed Flat



### Features:

- Two Double Bedrooms
- Close to Manor Park Station
- Juliet Balcony
- Close to Wanstead Flats
- Chain Free
- Quiet Cul de Sac

A bright and cheery two-double bedroom apartment with a spacious layout and charming features throughout, including a Juliet balcony.

Situated on a peaceful cul-de-sac, it's only a short stretch from the vast greenery of Wanstead Flats. You've also got all the amenities of Manor Park on your doorstep, including the station where you can hop on the Elizabeth line and reach Liverpool Street in 16 minutes. The property is on the market chain-free, too.

REQUEST A VIEWING  
0203 397 2222

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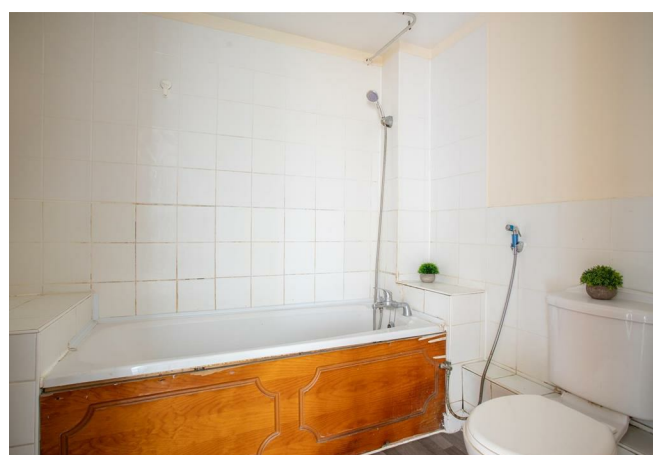
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#### IF YOU LIVED HERE...

Whether you're thinking about jumping on a train at nearby Barking to whizz to the seaside, exploring the excellent amenities of the thriving Forest Gate community or heading up to Wanstead Flats for a day of relaxing, there's plenty of choice of things to do in the wider area around your new home.

You'll have a fabulous time settling in, too. Due to its modern decor and generous proportions, the reception room has a bright and brilliant feel thanks to the generous Juliet balcony doors. There's plenty of room for working or socialising, and the separate - but still adjoining - kitchen will be extra convenient. The bedrooms are both spacious doubles, while the bathroom is smart and modern, with white tiling and an over-tub shower.

As well as having Manor Park station so nearby, Woodgrange Park Overground station is less than ten minutes on foot, where you can head in one direction to Gospel Oak for Hampstead Heath, or two stops in the other for the new Barking Riverside extension, an

award-winning redevelopment where you'll find an emerging scene full of exciting amenities.

#### WHAT ELSE?

- Drivers can be on the North Circular in less than ten minutes.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Romford Road.
- Combine a walk to Wanstead Flats with a visit to the Golden Fleece. Newly-refurbished, it's a traditional pub with a well-stocked menu and a great selection of locally brewed ales.



#### A WORD FROM THE OWNER...

"The property has incredible access to transport links and a vibrant community. The communal spaces are loved by the community's children. The living room balcony has a beautiful view over a nearby green space which is particularly lovely in the afternoon light. Wanstead Flats are also a stone's throw away for those who love to walk in nature."

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