

Directions

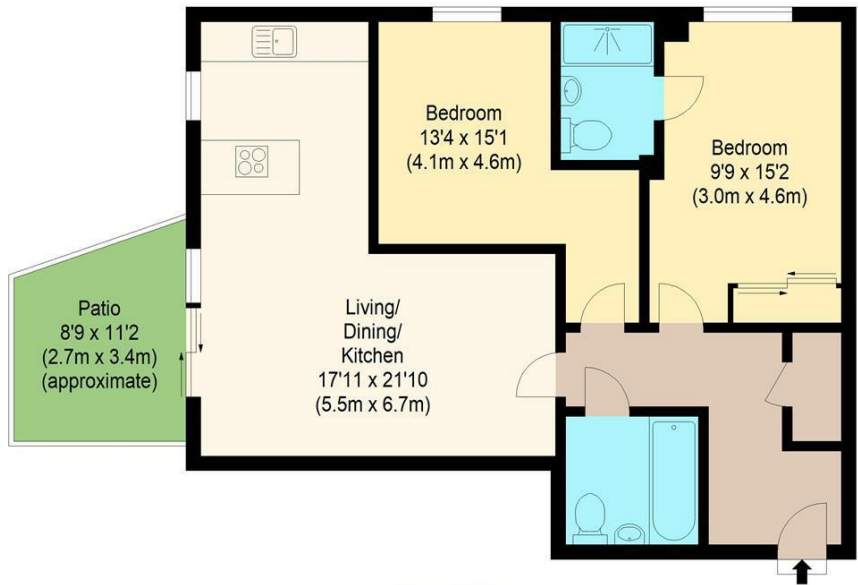
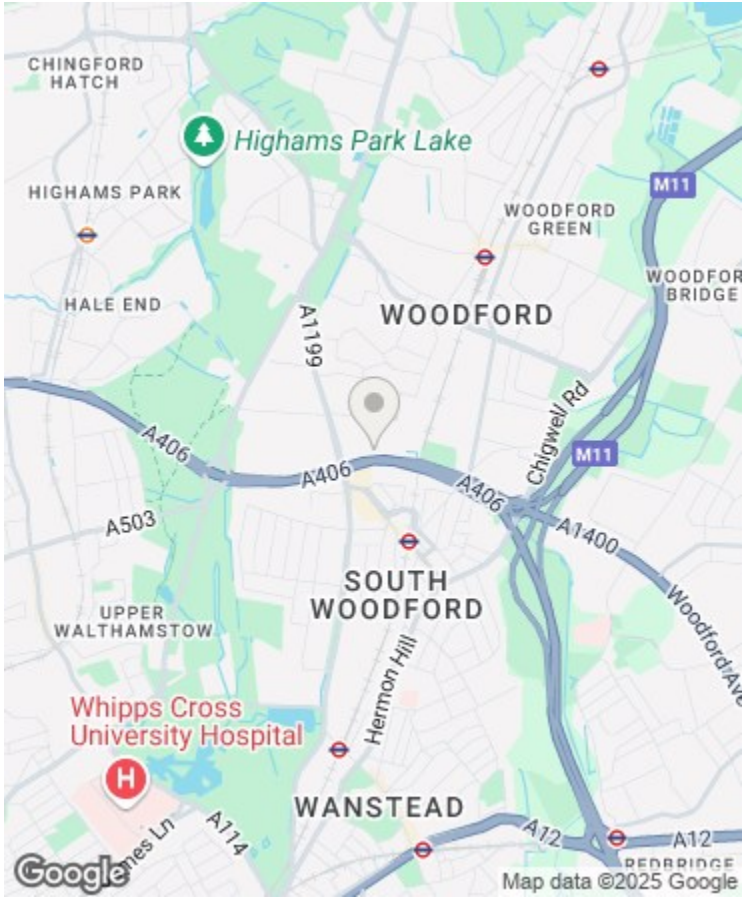
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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		



william rose
Gatekeepers House, E18
Approximate Gross Internal Floor Area : 72.6 sq m / 782 sq ft



1 Gatekeepers House Queen Mary Avenue, London, E18 2FE

Price Guide £400,000

- ***Guide Price £400,000 - £425,000***
- Ground FLOOR apartment
- Open Plan Living
- Underground Parking
- Walking Distance to Central Line
- Two Bedrooms
- Private Terrace
- Gated Concierge
- Lift Access
- Close Proximity to Local Amenities.



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.

lpaplus.com

Date: 25/6/2024

1 Gatekeepers House Queen Mary Avenue, London

E10 7EE

Situated in the prestigious Queen Mary Development, this luxurious ground-floor apartment boasts two spacious double bedrooms, two elegant bathrooms, and an open-plan living area extending to a private terrace. Residents enjoy communal grounds, a gated concierge service, underground parking, and lift access for unparalleled convenience and style.



Council Tax Band: D



Guide Price £400,000 - £425,000

Situated in the prestigious Queen Mary Development, this stunning ground-floor apartment offers a blend of modern luxury and convenience. Boasting two spacious double bedrooms and two elegant bathrooms, the property is perfect for contemporary living. The expansive open-plan lounge, kitchen, and dining area seamlessly extends to a private terrace, ideal for alfresco dining and relaxation. Residents will enjoy the exclusive benefits of beautifully maintained communal grounds and a gated concierge service, ensuring both security and a high standard of living. Additional amenities include underground parking and a lift for easy access.

Gatekeepers house is located in the Queen Mary Development is a premier residential area renowned for its blend of elegance, comfort, and modern amenities. This sophisticated enclave features meticulously maintained communal grounds, creating a serene and picturesque environment for its residents. The development offers a gated concierge service, ensuring enhanced security and convenience. Its prime location provides easy access to South Woodford Central Line station, facilitating smooth commutes, and is within walking distance of the bustling George Lane, home to a variety of shops, restaurants, and cafes. The Queen Mary Development is the epitome of refined living, combining tranquillity with urban accessibility.

Lease - 107 years
Serv. Charge - £4006 per annum
Ground Rent - £300 per annum

EPC - C
Council Tax - D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for

guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.