

Directions

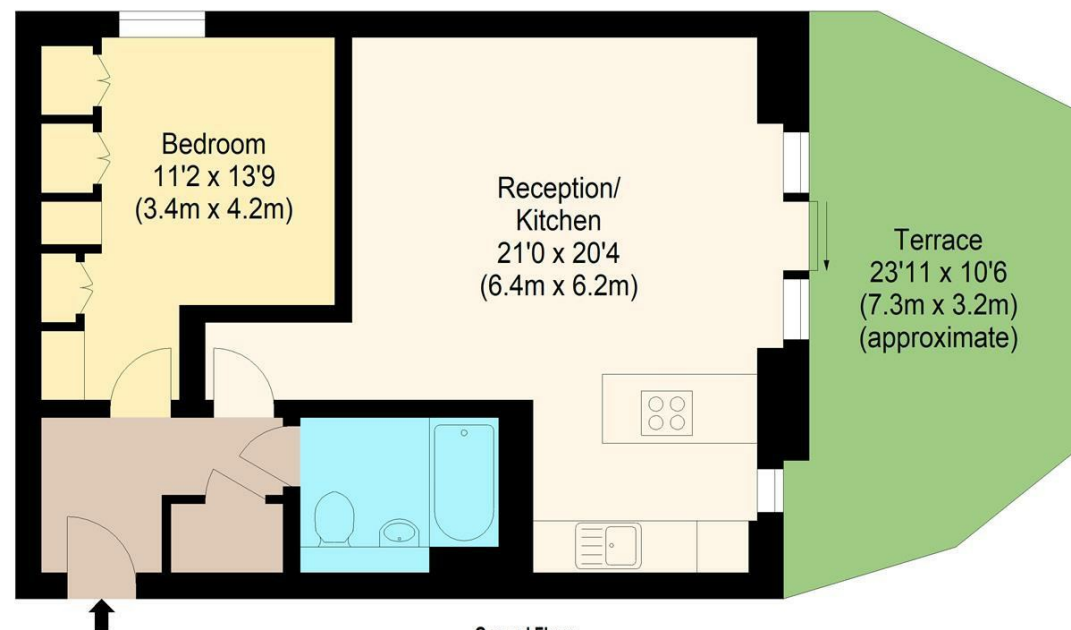
Viewings

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	77	78
(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		



Ground Floor

william rose
Grove House, E18

Approximate Gross Internal Floor Area: 52.58 sq m / 566 sq ft
Terrace: 18.41 sq m / 198 sq ft



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: 31/10/2024



4 Grove House, Queen Mary Avenue, London, E18 2FF

Guide Price £300,000

- Guide Price £300,000 - £325,000
- Allocated parking
- Close to Central Line
- Good condition
- Communal gardens
- Large courtyard balcony
- Concierge
- Gated development
- Close to George Lane
- Popular development

4 Grove House, Queen Mary Avenue, London E18 2FF

Set in a popular gated development is this modern one bedroom apartment with large courtyard balcony, which is located perfectly with South Woodford station and George Lane High Street close by. Allocated parking gated and concierge. The property is in excellent condition and rare to the market.

Guide Price £300,000 - £325,000

Situated on the ground floor, this bright and spacious modern one-bedroom apartment provides ample living space, featuring an open-plan kitchen and dining area, a cozy lounge, and a sleek, contemporary bathroom. Key highlights include a large courtyard balcony ideal for outdoor dining, storage and designated gated parking. The property itself has been well maintained by the current owner and in excellent condition throughout.

Grove House is part of the prestigious Queen Mary Avenue development, offering a 24-hour concierge, secure entry gates, underground parking, and beautifully landscaped communal gardens. This property occupies a prime location within the development, with rare access to generous outdoor space.

Just a few minutes' walk away, George Lane offers a variety of amenities, including coffee shops, restaurants, boutique stores, Sainsbury's, and Waitrose. Queen Mary Avenue is ideally situated for convenient road links, with the M11, A406, and M25 all easily accessible. This property is an excellent choice for those looking to downsize, first-time buyers, or families seeking proximity to Churchfields Primary School

LEASEHOLD
109 year lease
Service Charge: £2,364.00 per annum
Ground Rent: £252.00 per annum
EPC - C
Redbridge - C

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.

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Council Tax Band: C

