



BOWDEN
BRADLEY



18 Queen Mary Avenue
, South Woodford, E18 2FQ

Guide price £280,000



18 Queen Mary Avenue

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Guide Price £280,000 - £300,000

Nestled in the desirable area of South Woodford, this charming fourth-floor flat on Queen Mary Avenue offers a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a modern living space.

The flat boasts a welcoming reception room, perfect for relaxation or entertaining guests. A delightful balcony extends the living area outdoors, providing a lovely spot to enjoy fresh air and views of the well-maintained grounds. The property is situated within a gated development, ensuring a sense of security and privacy.

Residents will appreciate the added benefits of lift access and a dedicated concierge service, enhancing the overall living experience. For those who drive, a secure allocated parking space is included, making it easy to come and go as you please.

Conveniently located, this flat is just a short stroll from South Woodford station, offering excellent transport links to central London. Additionally, a variety of shops and amenities are nearby, catering to all your daily needs.

With no onward chain, this property presents a fantastic opportunity for a seamless move. Whether you are looking to invest or find your new home, this flat is a must-see.

Lease remaining: 107 years
Service charge: £2375
Ground rent: £250

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

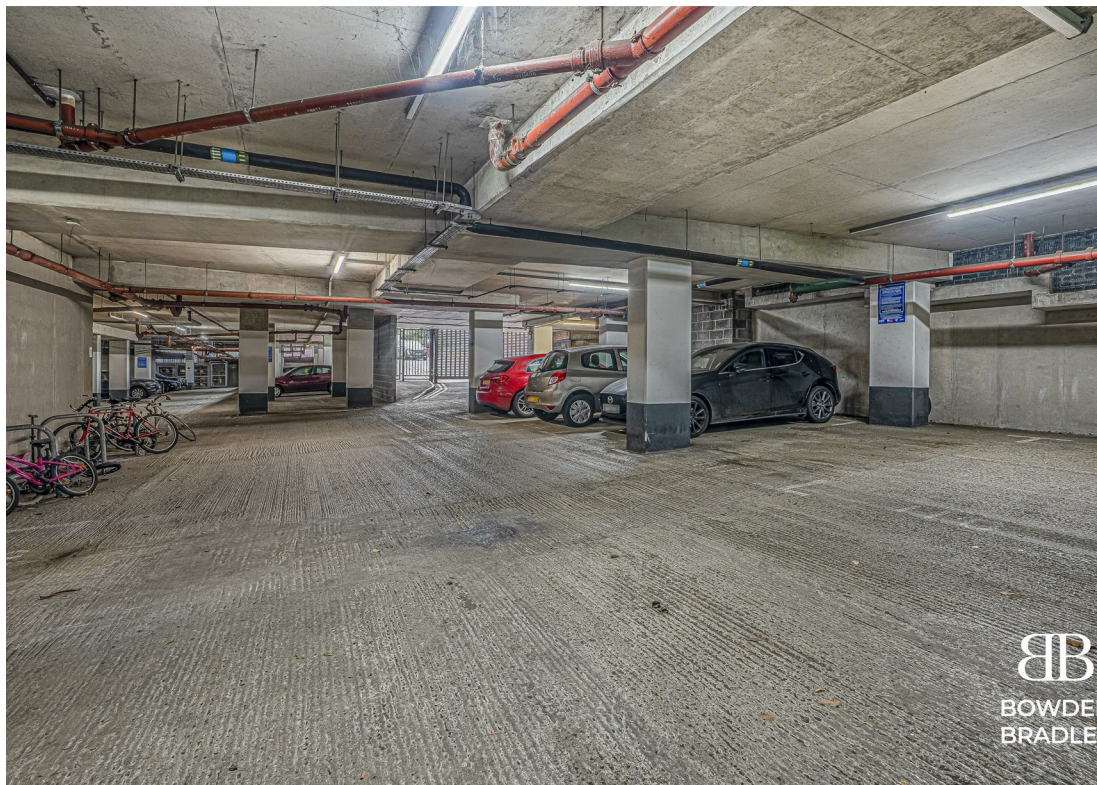
Living Room/ Kitchen
24'8" x 12'4" (7.54 x 3.76)

Bedroom
17'7" x 11'1" (5.38 x 3.38)

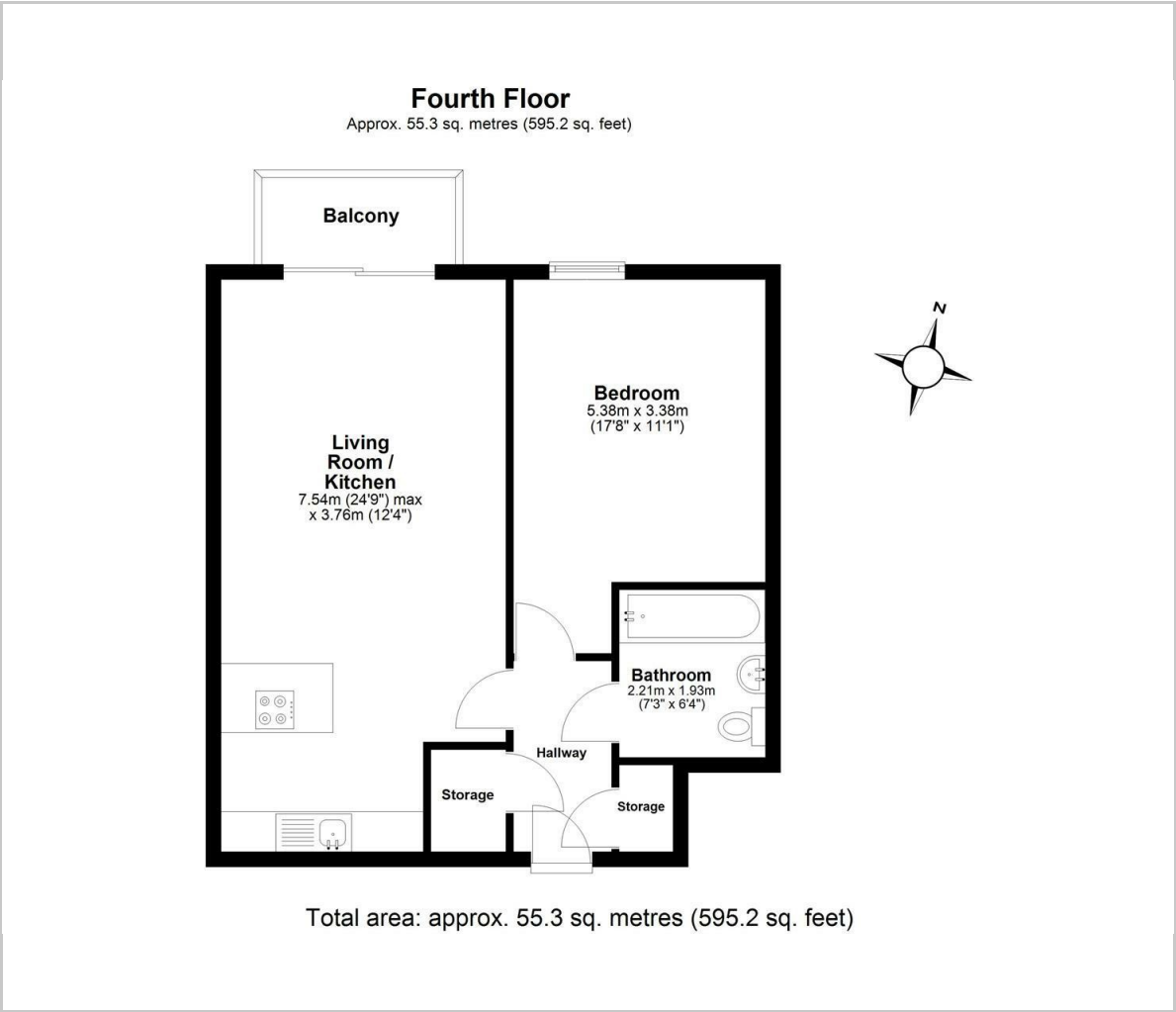
Bathroom
7'3" x 6'3" (2.21 x 1.93)

Balcony





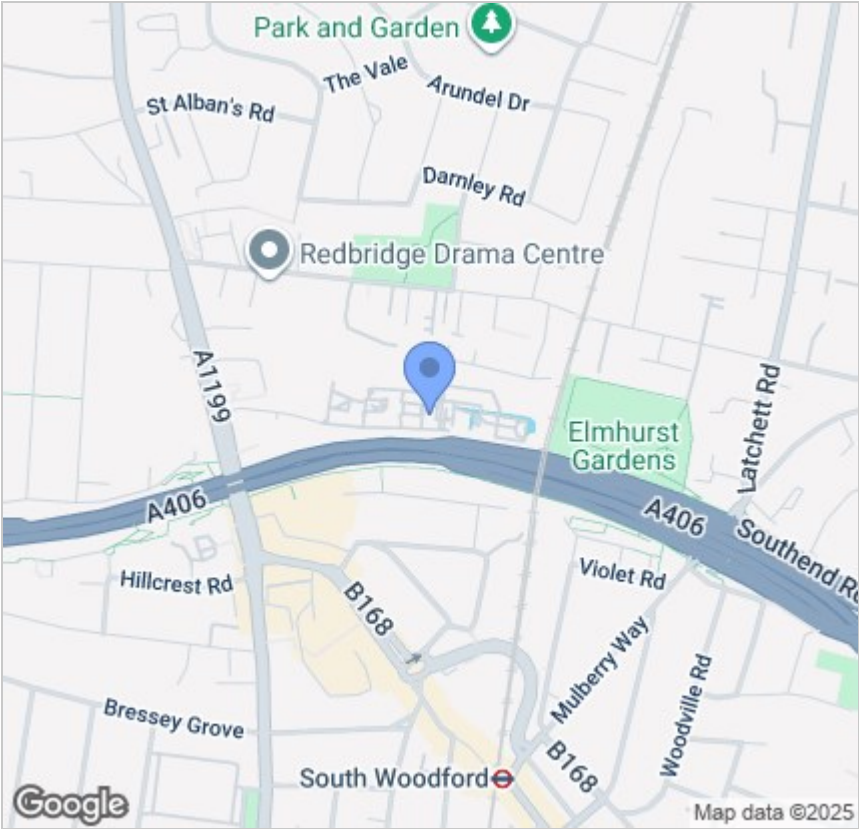
Floor Plan



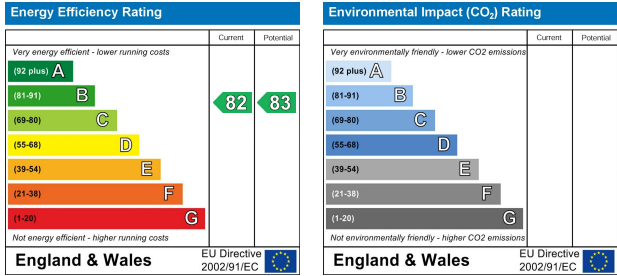
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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