



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk

Website: spencermunson.co.uk



Gatekeepers House, Queen Mary Avenue, South Woodford, E18

** Great location for station, shops, bars and restaurants ** ** One bedroom third floor apartment
 ** ** Open plan lounge/fitted kitchen ** BALCONY ** ** Allocated underground PARKING space
 ** ** 24HR CONCIERGE ** ** EPC Rating C, Council Tax C ** ** 57 sq. meters ** ** Quiet location
 within this development ** ** Service Charge £2565.52 per year. Annual ground rent £250.00.
 Length of lease - 108 years unexpired ** ** Offered with no onward chain **

Asking Price £335,000



Gatekeepers House, South Woodford E18

Lounge

5.39m (17'8) x 3.78m (12'5)



Kitchen

2.76m (9'1) x 2.54m (8'4)



Bedroom 1

4.86m (15'11) x 3.29m (10'10)



Bathroom



Communal garden Garden

Balcony

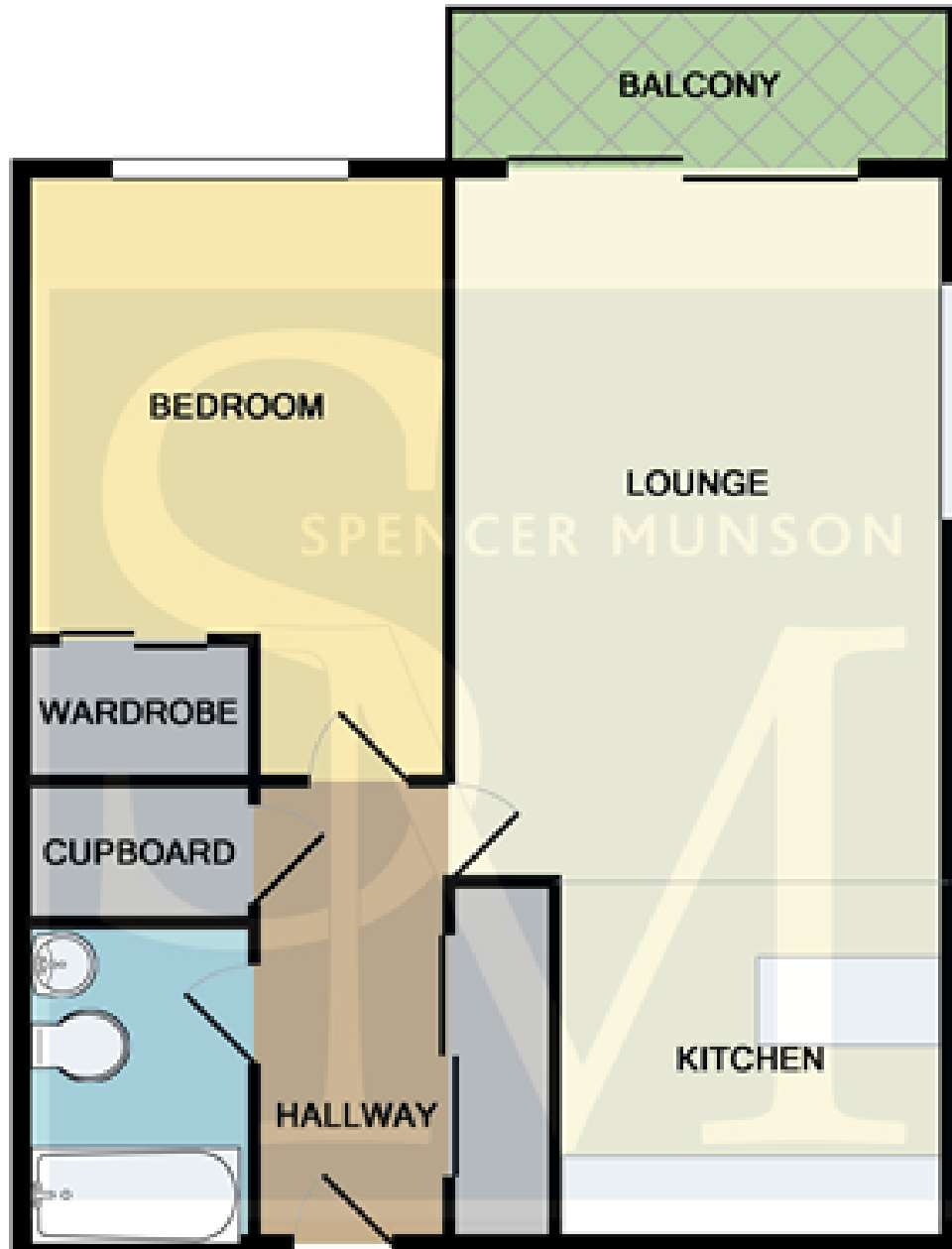


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SPENCER MUNSON are proud to present a lovely one bedroom flat set in the quiet location of this popular development, boasting larger than average rooms. This is a great opportunity to live in a vibrant area in the heart of South Woodford, being within a walk to local bars and restaurants and shopping facilities in Georg Lane. South

Woodford Central Line Underground Station where you are set to be in Liverpool Street/Bank/Canary Wharf within 30 minutes and easy access to A406 and M11. The development has a 24hr concierge service at the front gate and there is allocated parking in the underground car park. EPC rating B. Council; Tax C. Service Charge £2565.52 per year. Annual ground rent £250.00. Length of lease - 108 years unexpired. Offered with no onward chain.

Gatekeepers House, South Woodford E18



TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.4 SQ.M.)

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
 Made with Metropix ©2015

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.