



WHERE STANDARDS MATTER

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Gatekeepers House, Queen Mary Avenue, South Woodford, E18

** Great location for station, shops, bars and restaurants ** ** One bedroom fourth 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 **

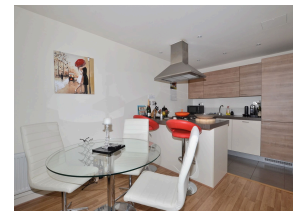
Asking Price £319,950 (L)



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

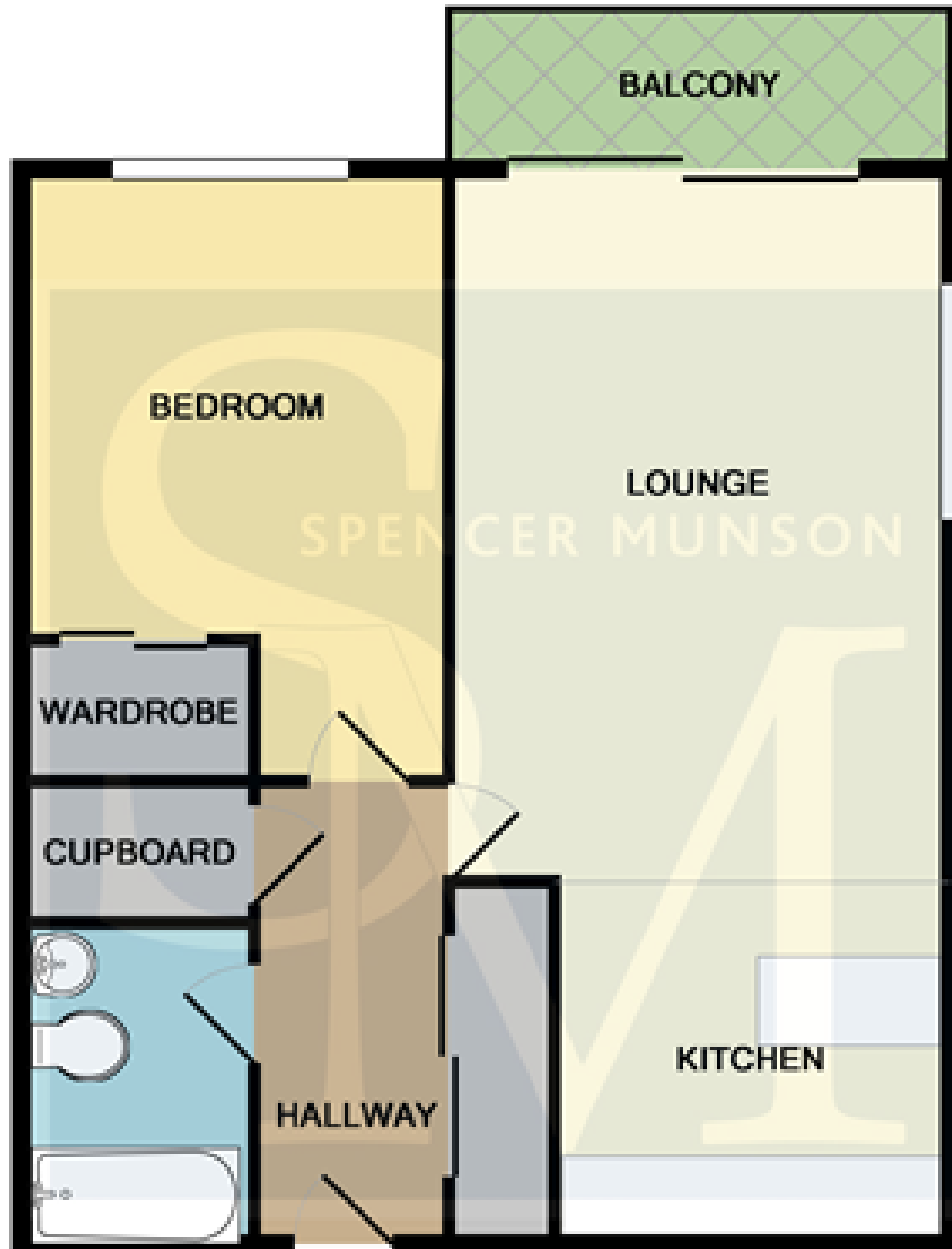


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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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
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