

Fourth Floor

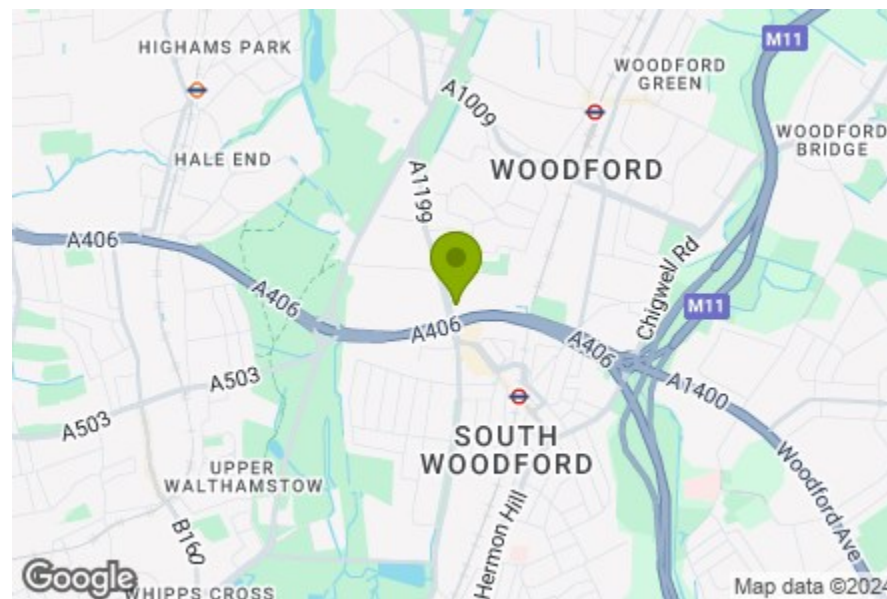
Total Area: 43.6 m² ... 470 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
18'0" x 16'6"

Bedroom
12'3" x 9'3"

Bathroom
7'5" x 5'8"

Balcony
9'2" x 4'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(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		



QUEEN MARY AVENUE, SOUTH WOODFORD Offers In Excess Of £300,000 Leasehold 1 Bed Apartment



Features:

- Modern One Bedroom Apartment
- Fourth Floor With Lift Access
- Designated Secure Underground Car Parking
- Gated Development
- Balcony With Leafy Views
- Concierge Service
- Generous Storage Cupboard
- Chain Free

Perfectly nestled between the greenery of Epping forest and the amenities of South Woodford's George Lane within a modern gated development, this one-bedroom apartment has plenty of highlights... It's got a private balcony with leafy fourth floor views, immaculate decor, concierge service, lift access, underground parking and communal gardens. It's on the market chain-free, too.

It's only half a mile from South Woodford station, meaning you can be at London Liverpool Street within 30 minutes, but there's much more to this area than its transport links and proximity to central London; there's a fabulous local buzz and real sense of community.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with this area, which is nestled perfectly between Woodford and South Woodford. But let's start exploring at home...

You'll quickly appreciate how the whole apartment block has been designed with modern living in mind, and you'll soon become accustomed to little luxuries like the designated underground parking, concierge and lift access.

Your open plan kitchen/living area is bright and brilliantly spacious, and the breakfast bar creates a casual way of dividing up the space without interrupting the flow of light. In the kitchen area, you'll find sleek cabinets, integrated appliances and spotless worktops, so hosting will be always be fun. You'll be keen to show off the fourth floor views - they create an excellent sense of space, not to mention the fact that living at height can be very energy efficient.

The bedroom is just as plush as the rest of the apartment, while the bathroom is immaculate, with contemporary fittings and an over-tub shower. The spacious hallway has in-built storage, which will help banish clutter.

It'll be lovely to sit on your balcony with a drink. You'll also enjoy making the most of the communal gardens - the perfect way to meet your neighbours and pick up some top tips about this wonderful area.

Down in South Woodford, there's the new branch of Jones & Sons. Anyone who's been been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema.

As for green space, Roding Valley Park is just a mile away, while Epping Forest is just ten minutes on foot in the other direction, with Churchfields Park in between.

WHAT ELSE?

- Make the Railway Bell your new local - it's a 12 minute stroll away and has friendly staff, a great selection of ales and a lovely beer garden.
- If you're driving, the North Circular's just five minutes away, while Stansted Airport is around half an hour door-to-door.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.



A WORD FROM THE OWNER...

"This flat has provided me with many years of comfortable living within a good community of other residents. The island kitchen facing the living room and french windows on to the balcony is a wonderful feature that enable you to, while cooking, chat with guests when you are entertaining as well look out towards the green horizon of Epping Forest when on your own. Me and my partner have spent many summer evenings on the balcony in the summer months and will remain as cherished memories.

The bedroom is a good size with quite a large in-built cupboard, should you have an abundance of clothes you need to store away without cluttering the room. The full height window is a nice feature as well, for waking up with a tea on the weekend mornings. There is a decent sized storage room where the boiler is kept. The boiler was only replaced in 2023 so it will be good for a long time yet. The friendly concierge are very helpful whenever required and fob access to the complex ensures a safe place to live. The property comes with a car parking space which is positioned adjacent to the lift access from your flat. The communal gardens are nice place to chill and read in the summer as well."

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