

Kitchen / Reception Room  
20'4" x 17'2"

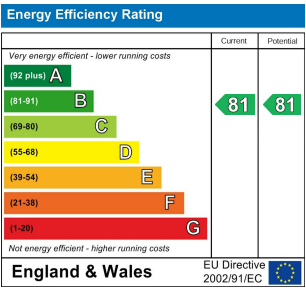
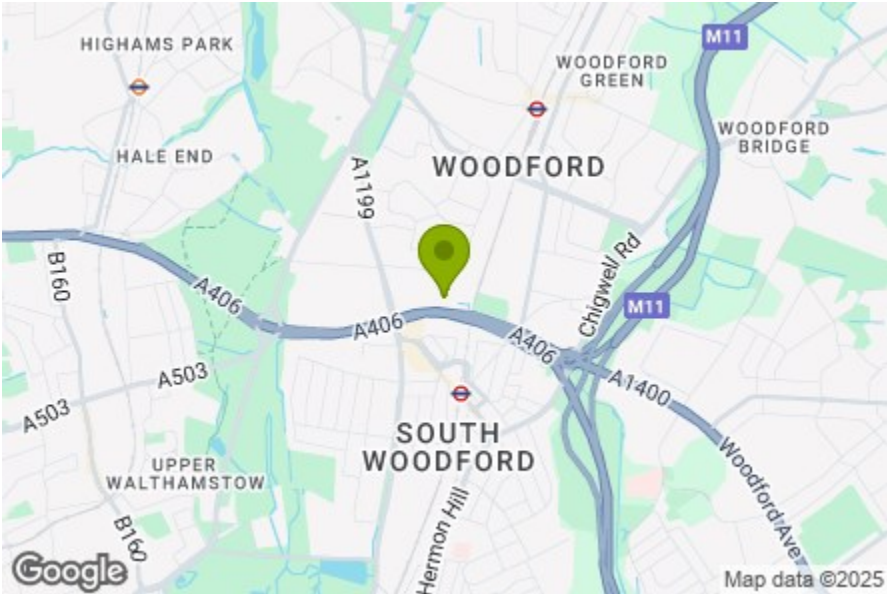
Bathroom  
8'0" x 6'2"

Bedroom  
12'2" x 10'2"

Bedroom  
12'1" x 10'4"

Ensuite  
7'1" x 4'8"

Balcony  
48'4" x 6'9"



## QUEEN MARY AVENUE PENTHOUSE, SOUTH WOODFORD

Offers In Excess Of £500,000 Leasehold 2 Bed Flat



### Features:

- Penthouse Apartment
- Two Double Bedrooms
- Two Bathrooms
- Impressive West Facing Balcony with Leafy Views
- Open Plan Living Space
- 864 Sq Ft
- Secure Underground Parking
- 24 Hour Concierge
- Gated Development
- Short Walk to South Woodford Station & Amenities

This beautifully finished penthouse apartment offers 864 sq ft of thoughtfully designed open-plan living in a sought-after gated development. With two generous double bedrooms, two stylish bathrooms, and a spacious west-facing balcony, it's a home that balances calm, green surroundings with easy access to South Woodford's shops, eateries, and excellent transport links—just a short walk away.

The development features a 24-hour concierge service and secure underground parking, offering added peace of mind. Whether you're looking for a ready-made base or a blank canvas to personalise, this apartment provides the space, setting, and flexibility to suit your plans from day one.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

This striking apartment has been thoughtfully designed to make a lasting impression, with a bold black-and-white palette and carefully considered details throughout.

Step into a wide entrance hallway where two built-in storage cupboards help keep everyday items neatly tucked away, preserving the clean, minimal aesthetic.

To the right, you'll find the open-plan kitchen and reception room with the kitchen occupying the length of the room. Chevron-patterned flooring runs underfoot, while a mix of white and black cabinetry creates contrast and cohesion. High-quality integrated appliances, including a double oven at eye level, gas hob, and American-style fridge freezer, provide functionality without compromising on design. A clever recessed nook offers the perfect spot for cookbooks or display, while a crittall-style glazed door and black feature radiator add architectural interest. Overhead, three pendant lights are ideally placed to create a warm atmosphere above your dining area.

From the reception space, step out onto your private west-facing balcony, stretching the full 48 feet of the home. Overlooking leafy treetops, it's an ideal spot to enjoy the evening sun or host relaxed outdoor gatherings.

There are two double bedrooms to choose from. The principal bedroom enjoys the

benefit of a built-in wardrobe, balcony access, and its own sleek en suite shower room. The second bedroom is just as bright and inviting, with the addition of a midnight blue feature wall.

The main bathroom continues the high-spec finish, with floor-to-ceiling white and grey marble-effect tiling, a built-in vanity unit, LED-lit mirrors, and black matte fittings including a stylish towel radiator. The space is calm, contemporary, and designed for everyday comfort.

WHAT ELSE?

- Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Splash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George.
- Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema
- For shopping, George Lane is lined with boutique stores and essential services, while Waitrose and Sainsbury's cater to everyday needs as well as a monthly farmer's market.
- Outdoor enthusiasts can enjoy the nearby Epping Forest, a mere 5-minute walk away for leisurely walks and cycling, as well as Roding Valley Park for riverside strolls.
- South Woodford station (Central Line) is just a short walk away, providing incredibly easy access to the City and West End (18 mins to Liverpool Street or 27 mins to Oxford Circus)



A WORD FROM THE OWNERS...

"A Home That Captured Our Hearts – Now It's Your Turn. From the moment we walked in, we were captivated by the open-plan living space, bathed in natural light from the expansive windows, and the large private terrace where we spent countless evenings watching sunsets. The peaceful communal gardens with water features became our personal haven — ideal for children to explore, dogs to roam, or simply soaking up the sun with a book in hand. Nestled in a secure, gated community with underground parking, this apartment offered us the perfect balance: just a 10-minute walk to the station and a 20 minute train ride to central London, we enjoyed seamless access to the city while embracing the tranquillity of nearby Epping Forest, parks, and lakes. The vibrant high street, buzzing with energy and growth, gave us a true sense of community — with our favourite coffee spot, Gail's, just five minutes away (don't miss the almond croissant!). As our first home together, this apartment has been more than bricks and mortar — it's where we shared Sunday brunches, movie nights, morning coffees on the balcony, and everything in between. It's been our sanctuary — warm, welcoming, and filled with love. After years of pouring our hearts (and bank accounts) into making it just right, we're only parting with it because our family is growing. It's not an easy goodbye, but we're excited for someone new to fall in love with it, just as we did. We hope it becomes your "Home," too."

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