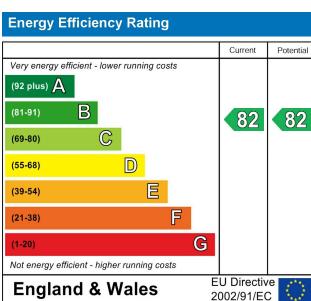


Total Area (Excluding Balcony): 41.3 m² ... 445 ft²

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.



QUEEN MARY AVENUE, SOUTH WOODFORD
£1,500 Per Calendar Month
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Balcony With Secluded Views
- 24 Hour Concierge
- Secure Gated Development
- Excellent Condition Throughout
- Off Street Parking
- Close To George Lane
- Holding Deposit: equivalent to one week's rent capped at £400

A sleek and stylish one-bedroom apartment situated in a modern block, just moments from Epping Forest and the fantastic amenities of George Lane.

As well as 24-hour concierge and secure gating, this third-floor home benefits from having a balcony, high spec appliances, contemporary fittings, ample storage and pristine decor. The fact that it's chain-free takes much of the hassle out of moving too.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

There's a reason why this area is so popular, with its fine balance of rural charm and urban buzz. Not only is it full of top eateries, ranging from the Michelin-approved Grand Trunk Road to the casual artisan bakery Gail's, it has a brilliant selection of stores, including a Waitrose and M&S, and even its own Art Deco cinema. The best bit? All of the above can be reached within a seven minutes' walk of your new home.

Meanwhile the ancient woodlands of Epping Forest is just a ten minutes on foot – and once you're in the 5,000 acre forest you can walk much further. If you prefer the idea of jumping on public transport, you'll be pleased to find that South Woodford station is around half a mile away. From here the Central line can take you to Liverpool Street in just 20 mins.

At home you already have 455 square feet to stretch out in, but thanks to the secluded third floor views from the balcony, you can enjoy an extra sense of spaciousness. The balcony will be one of your favourite spots, especially in summer when you can enjoy an al fresco drink.

Light streams in through the generous floor-to-ceiling balcony doors, adding extra sparkle to the living/kitchen area. There's plenty of space for dining or working, with the placement of the integrated hob ensuring entertaining is a breeze.

You'll find more immaculate decor, plush neutral carpet and ample storage in the bedroom, while the bathroom has a contemporary over-tub shower and immaculate fittings. The hallway is spacious with built-in storage to reduce clutter.



WHAT ELSE?

- Drivers can be on the North Circular in just a few minutes minutes.
- You're mere minutes from South Woodford Library and Gym, meaning you can exercise your body and brain in one swoop.
- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about 12 minutes on foot from your home.

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Hall

7'0" x 5'10"

Storage

Kitchen/ Lounge/ Diner

15'10" x 16'7"

Balcony

Bedroom

12'11" x 10'4"

Bathroom

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