

Bedroom
10'2" x 13'10"

Bedroom
12'4" x 16'4"

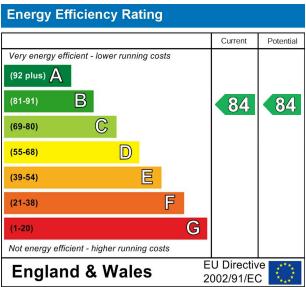
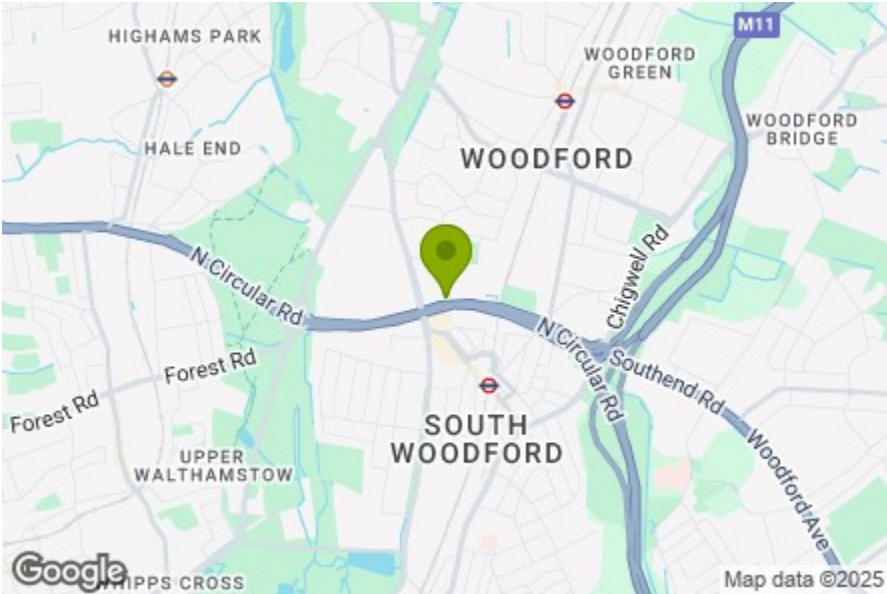
Ensuite
7'6" x 4'8"

Kitchen/Lounge/Diner
18'8" x 25'9"

Balcony
9'11" x 3'10"

Bedroom
13'10" x 7'9"

Bathroom
6'4" x 7'9"



QUEEN MARY AVENUE, SOUTH WOODFORD

Offers In Excess Of £500,000 Leasehold

3 Bed Flat



Features:

- Spacious Three Bedroom Apartment
- In Excess Of 1100 Sq ft
- Gated Development With Underground Parking
- 24 Hour Concierge
- Two Bathrooms (One Ensuite)
- South West Facing Balcony
- Communal Gardens & Water Feature
- Chain Free

Set within a well-maintained gated development, this spacious three-bedroom apartment offers over 1,100 sq ft of well-considered living space. The layout includes two bathrooms alongside a south-west facing balcony that adds valuable outdoor appeal. Residents benefit from underground parking and the reassurance of a 24-hour concierge service, enhancing both convenience and security. Communal gardens with a central water feature provide a landscaped setting to enjoy, while the development itself feels calm and well organised. Offered chain free, the property presents a straightforward purchase opportunity within a modern residential setting.

REQUEST A VIEWING

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E4 & N17

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IF YOU LIVED HERE...

Set on the first floor, the apartment opens into a welcoming hallway with clean lines, timber flooring underfoot, and built-in storage integrated into the layout. The proportions feel considered, with clear sightlines that guide you naturally through the home and create a sense of continuity from room to room. At the heart of the property sits the open-plan kitchen, lounge, and dining area, a generously scaled room designed for everyday living as well as entertaining. Distinct zones flow easily together, and glazing opens onto the south-west facing balcony, creating an easy connection between inside and out. The balcony itself offers an elevated outlook across the surrounding development, framed by glass balustrading and well suited to moments outdoors throughout the day.

The main bedroom is well balanced and thoughtfully arranged, with full-height built-in wardrobes providing excellent storage without overwhelming the room. Large windows allow daylight to filter in, enhancing the sense of clarity and proportion. An ensuite sits directly off the bedroom, finished in neutral tones with a composed, contemporary feel.

Two further bedrooms continue the theme of simplicity and flexibility, each with built-in wardrobes and straightforward layouts that make them easy to furnish and adapt. The family bathroom is well sized and finished in a neutral palette, with a

full-length bath and overhead shower. Overall, the layout feels cohesive and well resolved, offering a home that is easy to live in and thoughtfully arranged throughout.

The local area has a relaxed, village-like feel, with George Lane at the centre of neighbourhood life. Lined with independent boutiques and cafés, it's a place where everyday errands sit comfortably alongside long lunches and easy evenings out. Bobo & Wild is a particular favourite for brunch and coffee, while The George offers a classic pub setting with a lively atmosphere and a strong food offering. A local cinema adds to the sense of community and convenience. For a change of pace, Epping Forest is close by, providing sweeping woodland, open trails, and a welcome sense of escape from city life. Families are also well catered for, with excellent schools nearby, including the outstanding Churchfields, less than ten minutes away on foot.

WHAT ELSE?

Getting around is easy, with South Woodford station a 13-minute walk away, offering direct Central line connections into the City and West End. A well-served bus network operates nearby, linking you smoothly to surrounding neighbourhoods such as Wanstead and Walthamstow, making both everyday journeys and spontaneous plans feel effortless.



A WORD FROM THE OWNER...

"I enjoyed the space in this flat and the block is quiet. There are only 2 flats per floor. Very convenient for commuting and good facilities - shops and restaurants all walking distance."

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