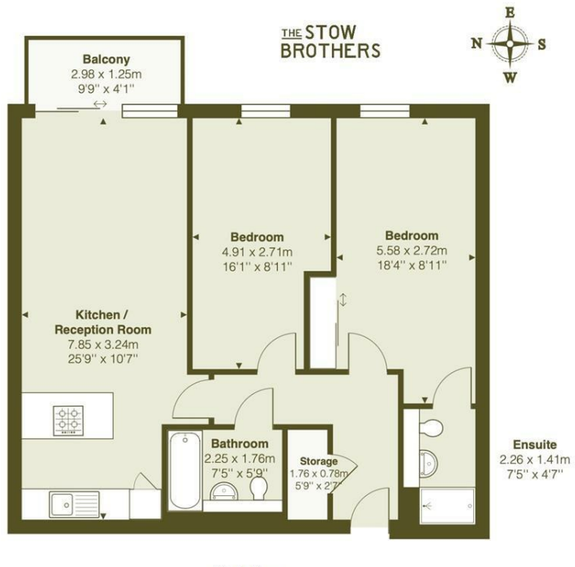


First Floor

Total Area: 69.9 m² ... 752 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Kitchen / Reception Room
25'9" x 10'7"

Balcony
9'9" x 4'1"

Bedroom
16'1" x 8'10"

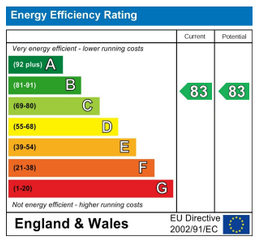
Bedroom
16'1" x 8'11"

Ensuite
7'4" x 4'7"

Bathroom
7'4" x 5'9"

Storage
5'9" x 2'6"





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QUEEN MARY AVENUE, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold

2 Bed Flat

Features:

- Modern Development Close To George Lane
- Lift Access & With Two Comfortable Bedrooms
- Chain Free Sale
- Balcony With Views Of The Grounds
- Two Bathrooms - One En-Suite
- Kitchen With Intergrated Appliances
- Allocated Underground Parking
- Gated & With 24 Hour Concierge & Video Entry System
- Close To South Woodford Central Line, Shops, Restaurants & Supermarkets
- Parks, Green Spaces And A Variety Of Gyms & Fitness Studios Nearby

Set within a modern development in the heart of South Woodford, this bright and well-presented two bedroom apartment offers a lovely balance of contemporary living and everyday convenience. With an open-plan living space, private balcony and two bathrooms, there's plenty to enjoy inside, while the cafés, restaurants and independent shops of George Lane are close by. Secure parking, a concierge service and a chain-free sale add to its appeal.

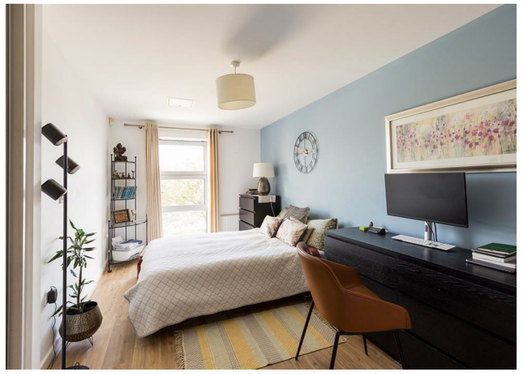
REQUEST A VIEWING
0203 3691818















REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

You'd arrive on the first floor, with lift access making coming and going easy. Inside, the entrance hallway connects the main rooms, leading through to a generous open-plan kitchen and reception room. Warm wood flooring runs throughout the living area, while a soft colour palette and large windows create a bright, relaxed atmosphere. There's plenty of room for a comfortable lounge and dining area, with the kitchen tucked neatly along one side, featuring pale cabinetry, contrasting worktops and integrated appliances. Sliding doors open onto the private decked balcony, overlooking the well-maintained communal gardens: an ideal spot for morning coffee or unwinding in the evening.

Both bedrooms are well proportioned and thoughtfully presented, with large windows bringing in natural light. The principal bedroom has a soft blue feature wall and a calm, homely feel, alongside the convenience of its own en-suite shower room. The second bedroom is equally versatile, with room to accommodate guests, a home office or a combination of the two. A separate family bathroom, finished in white tiling with a bath and shower overhead, completes the accommodation.

The development itself offers some useful extras, including gated access, a 24-hour concierge and allocated underground parking. With everything arranged across one level, it's a home that feels comfortable and easy to settle into.

WHAT ELSE?

· South Woodford Station is within easy reach, with Central line services taking you towards Stratford, Liverpool Street and the West End. George Lane is also close by, making everyday shopping and commuting wonderfully convenient.
· George Lane has plenty of local favourites to explore. Stop by independent café Bobo & Wild for brunch and coffee, try Jones & Sons for a relaxed meal, or browse the independent shops. There's also the monthly South Woodford Farmers' Market, a lovely way to spend a Sunday morning.
· For fresh air, Roding Valley Park offers walking routes and open green space, while nearby Epping Forest is ideal for longer weekend walks. South Woodford also has a good selection of local schools, making it a popular choice for families.
· In and around South Woodford there are popular nurseries and a wide choice of state and independent schools, all within walking distance. These include the Ofsted Outstanding-rated Churchfields Infants' and Churchfields Junior School, Woodbridge High School and Woodford County High School, as well as the independent St Aubyn's School.



A WORD FROM THE OWNER...

"We have truly loved living at Marquess Heights. What first drew us here was the unbeatable location—just a short walk from South Woodford station for effortless Central Line commutes, and moments from George Lane's vibrant cafés, pubs, and restaurants, with Waitrose, Marks & Spencer, and Sainsbury's all right on the doorstep.
For families, the school access is second to none. The flat sits close to outstanding state options like Churchfields and Woodbridge High School, as well as highly regarded independent schools including St Aubyn's, Bancroft's, and Forest School.
Living in a secure gated development with a 24-hour concierge gives real peace of mind, and the landscaped residents-only communal garden is a wonderful outdoor retreat. Inside, the generous layout feels bright and private, enjoying completely unobstructed views over the gardens from both bedrooms and the living area without facing any other houses or flats."

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