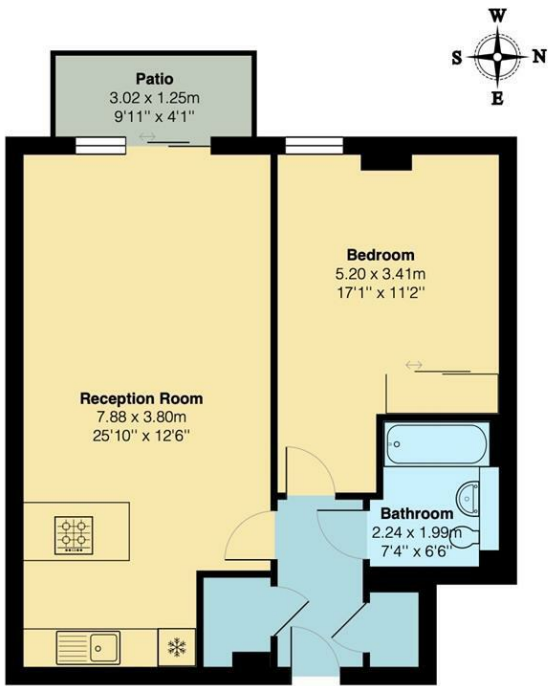




Ground Floor

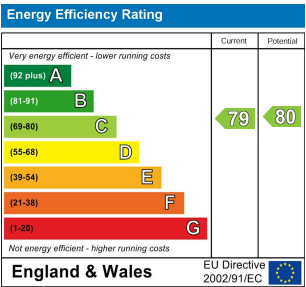
Total Area: 55.8 m² ... 600 ft² (excluding patio)
All measurements are approximate and for display purposes only

Reception Room
25'10" x 12'5"

Patio
9'10" x 4'1"

Bedroom
17'0" x 11'2"

Bathroom
7'4" x 6'6"



QUEEN MARY AVENUE, SOUTH WOODFORD

Offers In Excess Of £250,000 Leasehold
1 Bed Apartment



Features:

- Large One Bedroom Apartment
- Private Balcony
- Modern Development
- Short Distance to South Woodford Station
- Close to Amenities
- Open Plan Living Space
- 24 Hour Concierge

Set within a modern development in the heart of South Woodford, this generously proportioned one bedroom apartment offers bright, easy-to-live-in spaces, a private balcony and the convenience of a 24-hour concierge. George Lane's independent cafés, restaurants and everyday shops are close by, while South Woodford Station is within easy reach for straightforward journeys into the City.

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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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E18 & IG8
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0203 369 1818

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

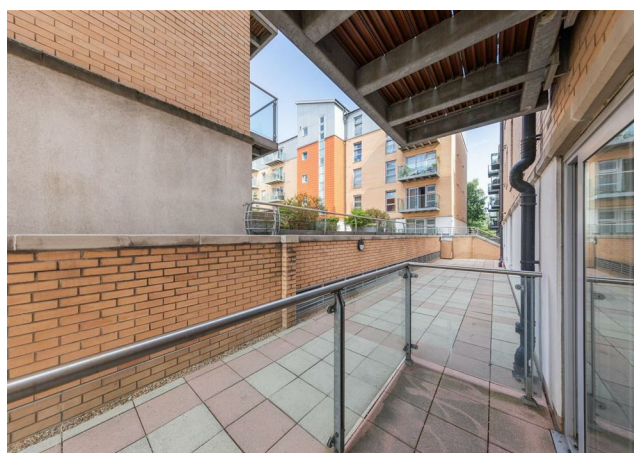
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IF YOU LIVED HERE...

Step inside and the entrance hall leads you through to a spacious open plan living area designed with day-to-day living in mind. There's plenty of room to arrange separate seating and dining areas, while the fitted kitchen sits neatly along one side, creating a sociable space for cooking, relaxing or entertaining. Full-height glazed doors draw in natural light and open directly onto your private balcony, giving you an outdoor spot for a morning coffee or an evening drink.

The bedroom is set separately from the living space, creating a calm retreat with ample room for a large bed and additional furniture. Across the hall, the bathroom is finished in a clean, contemporary style and sits conveniently beside the bedroom. Throughout, the apartment has a fresh, neutral feel that's ready to move straight into, making it an excellent option for a first-time buyer, someone looking for a London base, or anyone seeking a low-maintenance home in a well-connected location. The development also benefits from a 24-hour concierge, adding

extra convenience and peace of mind.

WHAT ELSE?

- South Woodford Station is within easy walking distance, putting the Central line on hand for quick connections into the City, the West End and beyond.
- George Lane is packed with independent favourites including Bobo & Wild for coffee, Jones & Sons for brunch or dinner, and The Railway Bell for a relaxed evening with friends.
- You're close to Epping Forest for weekend walks, while South Woodford Farmers' Market visits the area regularly, bringing together local food producers and independent traders.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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