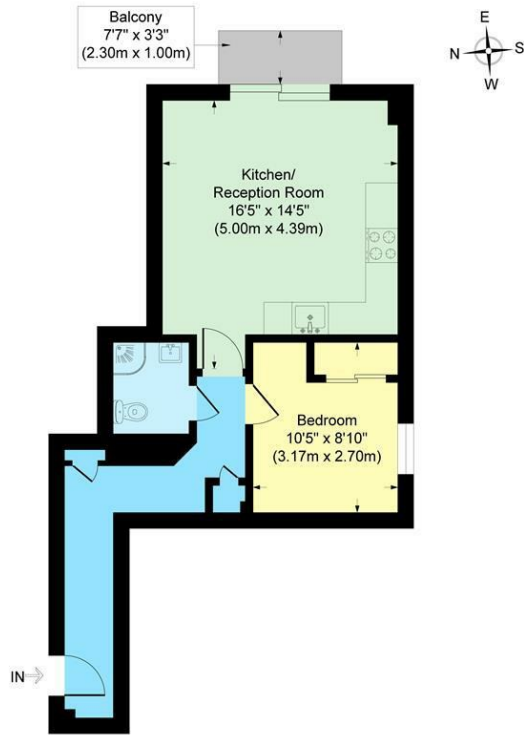




Third Floor

Total Area = 41.1 sq m / 443 sq ft

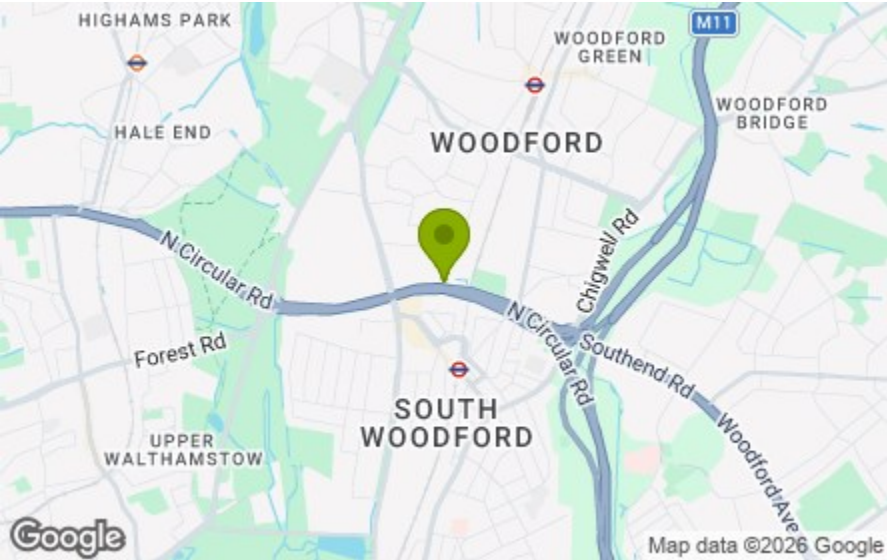
This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.

Bedroom
10'4" x 8'10"

Shower room

Kitchen/Reception room
16'4" x 14'4"

Balcony
7'6" x 3'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(55-58) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



QUEEN MARY AVENUE, SOUTH WOODFORD

£1,550 Per Calendar Month

1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Modern Development
- Open Plan Living Space
- 24 Hour Concierge
- Close to Amenities
- Private Balcony
- Off Street Parking Space
- Secure Entrance
- Holding Deposit: equivalent to one week's rent capped at £400
- Close to South Woodford Station

This modern purpose built one bedroom apartment is on the third floor in the popular Queen Mary's Gate development just moments from all the amenities of South Woodford centre.

E11, E7, E12 & E15
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E4 & N17
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E17 & E10
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IF YOU LIVED HERE

You'd enjoy living in a modern, purpose-built apartment, finished to a high specification and situated within a thriving community.

The large open-plan main living space has an L-shaped kitchen at one end and lots of space for sofas at the other, with double sliding doors to a decked private balcony that has views over the landscaped gardens. The kitchen has two-tone white and wood effect wall and floor cabinets and is well equipped with a range of integrated appliances.

The bedroom is light and bright, with a large floor to ceiling window and extensive storage space in mirrored fitted wardrobes along one wall. The bathroom opposite has crisp white tiles and a contemporary shower cubicle, basin, and WC.

The apartment is in immaculate condition, with white walls and ceilings, large double glazed windows, and downlighters throughout. It's all ready for you to

move into and make your mark.

Kingswood Heights is part of the popular Queen Mary's Gate development. This development is gated, and has a computerised fob entry system, 24 hour concierge, and lift. It is set in lovely mature landscaped communal gardens and has a series of linked pedestrian walkways.

WHAT ELSE?

- The apartment is just a 12 minute walk from South Woodford station on the Central Line, which has fast direct journeys to Stratford (9 minutes), the City (18 minutes), and the West End 27 minutes).
- The shops, cafes, restaurants, and entertainment venues along buzzing George Lane are literally moments away, including an eclectic range of independents in addition to a Waitrose and Sainsbury's, and an Odeon cinema.
- The lovely landscaped green space of Elmhurst Gardens is nearby, whilst the wild acres of Epping Forest lies just half a mile away to the west.
- The development has great road links for getting around or out of London, with both the North Circular Road and M11 motorway nearby.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

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