



26 Queen Mary Avenue, London, E18 2FN

Asking price £260,000

Edward Taub are pleased to offer this top floor, modern built apartment in the prestigious Queen Marys Gate development close to the shops, cafes and central line station of South Woodford. Accommodation consists of an open plan lounge and kitchen. The lounge leads to a balcony which overlooks the communal courtyard. A double bedroom with fitted wardrobes. Spacious entrance hall and contemporary bathroom. Top floor flats in this development benefit from an upgraded `Penthouse Specification`, which includes Smeg kitchen appliances and higher end finishes to doors, bathrooms and tiling. In addition, gas central heating, underground allocated parking and portorage make for a very desirable property in a secure gated development.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

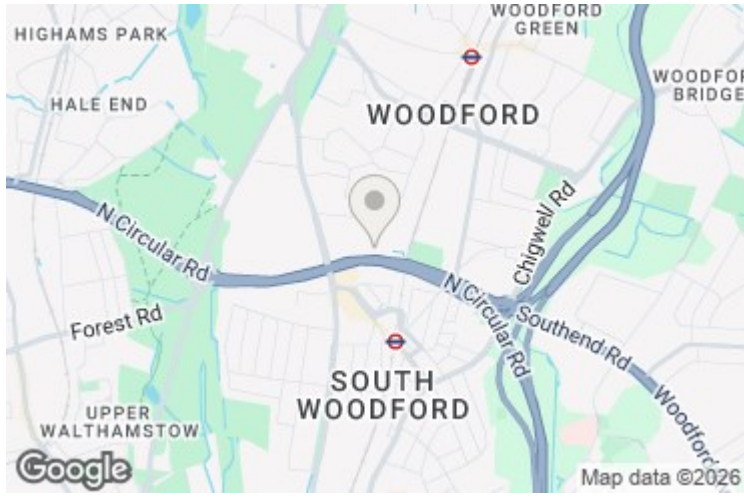
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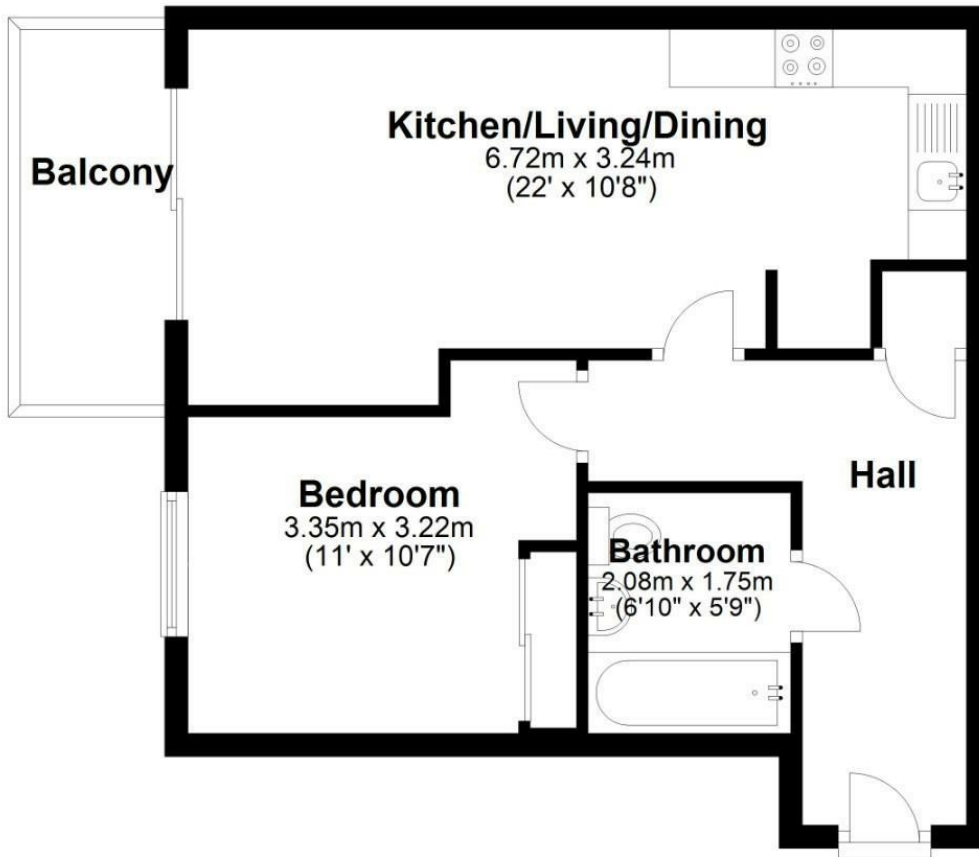


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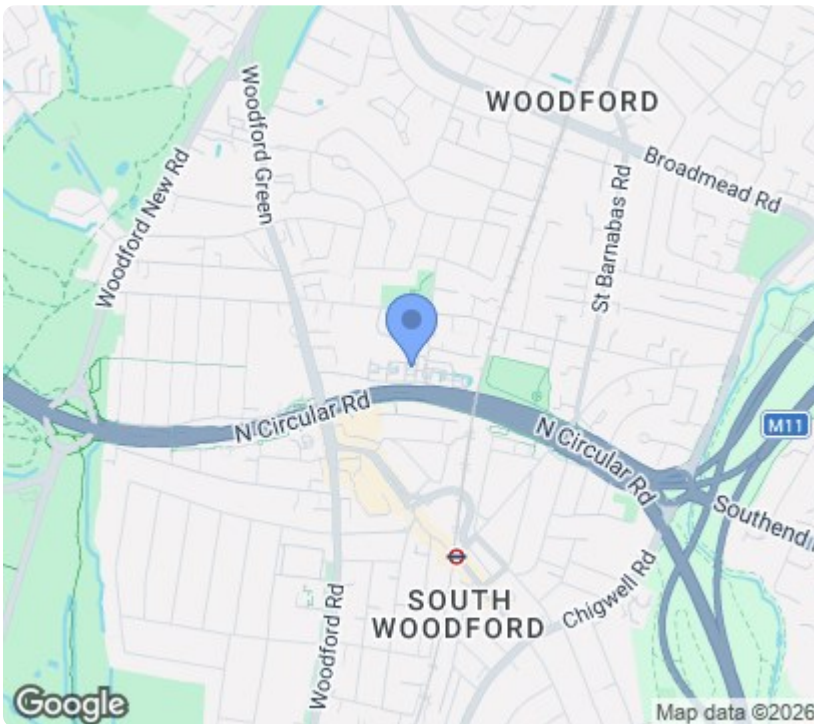


Fourth Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 41.9 sq. metres (451.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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