PETTY SON & PRESTWICH

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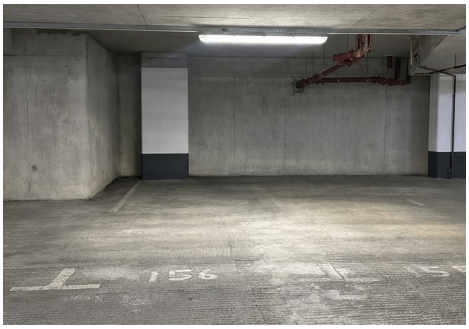

Jubilee Court, Queen Mary Avenue, South Woodford

Asking Price £360,000 Leasehold

- 0.3 Miles to South Woodford Station
- 107 years remain on the lease
- En suite to main bedroom
- Private parking space
- Two double bedrooms
- Private balcony
- 24 Hour concierge
- ESW1 in place

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Petty Son and Prestwich are thrilled to present this beautifully appointed two-bedroom, second-floor apartment in the prestigious Queen Mary Development.

Perched proudly at the top of the High Road and just a stone's throw from the vibrant George Lane, this stylish development offers modern living. Enjoy peace of mind with a 24-hour concierge, lift access to all floors, secure entry system, and immaculate landscaped gardens, all designed to make daily life that little bit more enjoyable. You're just minutes from Waitrose, M&S, the Odeon cinema, and a fantastic selection of independent shops, bars, cafés, and restaurants. And for commuters? You're only 0.3 miles from South Woodford Station (Central Line) whisking you into the City in just 20 minutes!

Step inside and you'll find a home that's both modern and inviting. The spacious main bedroom boasts built-in wardrobes and a sleek en-suite bathroom, while the second double bedroom offers flexibility as a guest room, home office, or cosy retreat.

The heart of the home is a bright and airy open-plan living space featuring a stylish fitted kitchen with island unit, integrated appliances (including a dishwasher, washer dryer, fridge-freezer, and gas cooker), and plenty of space for both relaxing and entertaining.

Sliding doors lead out onto your private balcony which offers plenty of space for a table and chairs in your own little urban oasis.

The apartment comes with a larger than average allocated parking space, making parking a breeze.

Lease Information: 125 years from 1st November 2007 (105 years currently remain)
Service Charge: £4175 per annum (reviewed annually)
Ground Rent: £350 per annum
EPC Rating: B84 /B84
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room/Kitchen
22'8" x 11'8"

Bedroom
16'7" x 9'9"

Bedroom
11'8" x 11'3"

Second Floor
Approx. 63.3 sq. metres (681 sq. feet)

Total area: approx. 63.3 sq. metres (681 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Jubilee Court