

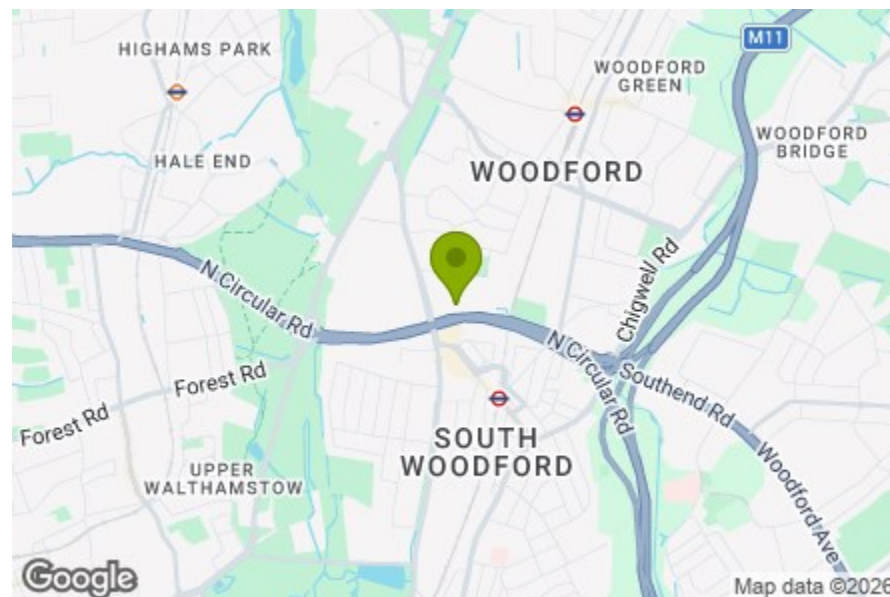
Kitchen / Dining / Reception Room  
15'1" x 22'4"

Balcony  
3'9" x 16'11"

Bedroom  
8'2" x 14'5"

Bedroom  
9'8" x 14'6"

Bathroom  
5'6" x 7'4"



| 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                             | 76                      | 76        |
|   | EU Directive 2002/91/EC |           |



## QUEEN MARY AVENUE, SOUTH WOODFORD Offers In Excess Of £375,000 Leasehold 2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Impressive Wall of Floor to Ceiling Windows
- Large Private Balcony
- Fifth Floor with Lift Access
- Allocated Parking
- Modest Service Charge
- Close to George Lane Amenities & Underground Station
- Chain Free

A bright and well-proportioned two bedroom apartment set on the fifth floor of Blackberry Court, with a real sense of arrival thanks to the striking wall of floor to ceiling windows across the open plan living space. South east facing, the apartment enjoys sunlight for much of the day, while also feeling naturally warm through the winter, with heating rarely needed. This standout glazing gives the home its own clear identity, filling the room with natural light and creating a lovely sense of drama from the moment you step in.

REQUEST A VIEWING  
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**E18 & IG8**  
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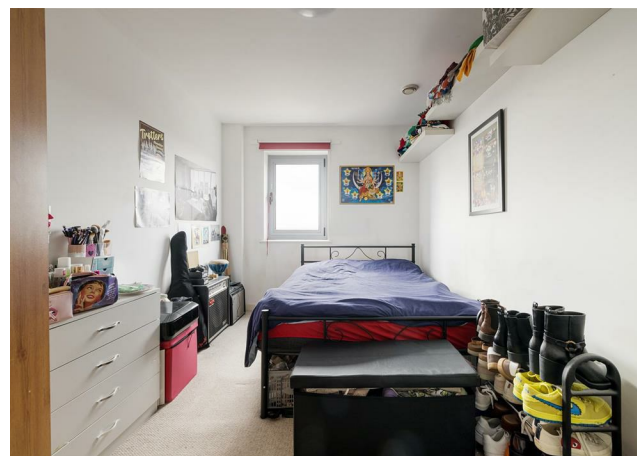
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**IF YOU LIVED HERE...**

The open plan kitchen, dining and reception room is the natural heart of the home, with an impressive wall of floor to ceiling windows creating a bright, airy feel throughout. There's a natural flow to the space, with room to cook, dine and unwind in one setting, while the kitchen is neatly arranged to one side with white cabinetry, wood-effect worktops and dark floor tiling for contrast.

From here, doors open out onto a large private balcony, offering a generous outdoor extension of the living space. Whether it's a quiet morning coffee or a bit of evening fresh air, it's a space that's easy to make your own, with the elevated position adding a sense of privacy.

Both bedrooms sit away from the main living area, giving a practical separation between living and sleeping spaces. The interiors are calm and neutral throughout, with a bathroom set off the hallway. Lift access makes reaching the fifth floor simple, and

you also have the added benefit of allocated parking.

**WHAT ELSE?**

- George Lane is just a short walk away, with a great selection of independent cafés, restaurants, supermarkets and everyday essentials.
- South Woodford Underground Station is within easy reach, offering Central line connections into Stratford, Liverpool Street and the West End.
- Roding Valley Park and the wider expanse of Epping Forest are both nearby, offering plenty of open green space for walking, running or weekend wandering.
- The South Woodford Farmers Market is held regularly nearby, perfect for picking up fresh produce and local treats.



**A WORD FROM THE OWNER...**

"The flat has amazing panoramic views over London, it's like penthouse living but in a friendly area. It's on the doorstep of the bars, shops, cinema and restaurants of South Woodford and brilliant for commuting. Great block very friendly and the car parking space is fab. It's been a great home for 9 years!"

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