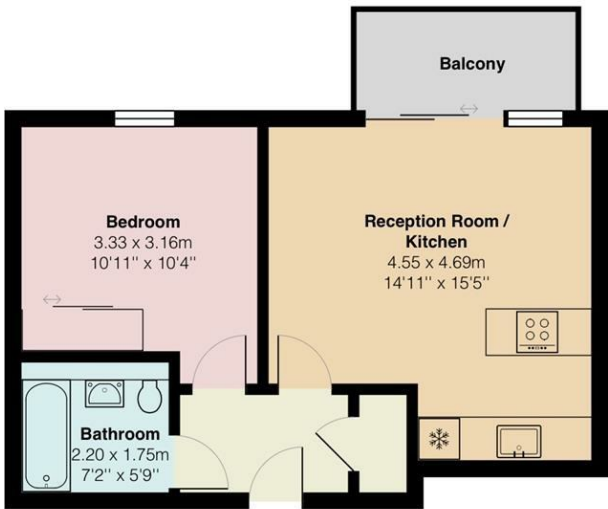


Queen Mary Avenue, E18



Fourth Floor

Total Area: 41.3 m² ... 444 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room / Kitchen
14'11" x 15'4"

Balcony

Bedroom
10'11" x 10'4"

Bathroom
7'2" x 5'8"



QUEEN MARY AVENUE, SOUTH WOODFORD
Offers In Excess Of £250,000 Leasehold
1 Bed Apartment

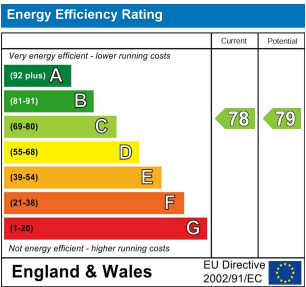


Features:

- Top Floor Apartment
- One Bedroom
- Private Balcony
- Designated Parking
- 24 Hour Concierge
- Secure Gated Block
- Close to Amenities
- Communal Gardens

A bright and airy one bedroom apartment, sat on the top floor of a handsome, modest and modern development featuring communal gardens and lofty rooftop views from your private balcony. George Lane and South Woodford tube are both within easy reach.

Your artfully landscaped communal gardens are home to water features, lawns and seating areas. A great spot to relax or get to know your new neighbours.



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IF YOU LIVED HERE...

Step inside and your entrance hall features some welcome integrated storage, with blonde hardwood floors running underfoot. These flow on into your kitchen/reception, full of natural light from the floor to ceiling windows and sliding doors leading out to your balcony. Out here you have timber decking underfoot and glazed balustrades making the most of the views. A splendid rooftop solace.

Your kitchen's decked out in a blend of white and timber cabinets, home to a suite of integrated appliances and topped with chunky white worktops. A smart breakfast bar artfully segments the space under a stainless steel extractor fan. Next door, your bedroom's a double, with floor to ceiling window and fitted wardrobe, while finally your bathroom is simple, sleek and spotless in white and grey.

Outside and, beyond your gated grounds, you're just a short walk from the local social hub of George Lane, with a good choice of

independent bars and cafes, plus a wide range of shops and even an art deco Odeon cinema. All around five minutes on foot. South Woodford tube station is just five minutes further, for speedy, regular links to the City and West End via the Central line. Liverpool Street is just eighteen minutes direct, Tottenham Court Road twenty seven.

WHAT ELSE?

- Among the benefits of your new home include gated security, private underground parking and 24 hour concierge service.
- You're just fifteen minutes on foot (or seven by bike) from the endlessly explorable greenery of Epping Forest, where you can venture for miles and forget you're in London.
- Drivers can be on the arterial North Circular in a little over five minutes.



A WORD FROM THE OWNER...

"I viewed several other flats within the Queen Mary Development but this one really stood out to me as a light, airy, south-facing, penthouse apartment. Living within a gated development with the benefit of a 24-hour concierge service meant that I always felt safe travelling back to the development in the evenings. The development has a great community feel, residents and neighbours range from young professionals to families and the concierge desk are always friendly and happy to help residents. As a city worker, I enjoyed the convenience of a short commute into London, whilst still being able to enjoy my own private balcony whilst working from home and the outdoor communal gardens for a breath of fresh air or even a morning run. I have really enjoyed everything the local high street has to offer - the many restaurants, bars, studios, gyms, coffee shops, three supermarkets and even a cinema all within walking distance. This has been an amazing first home."

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