



## Jubilee Court, Queen Mary Avenue, South Woodford

### Offers In Excess Of £392,000 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

*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.

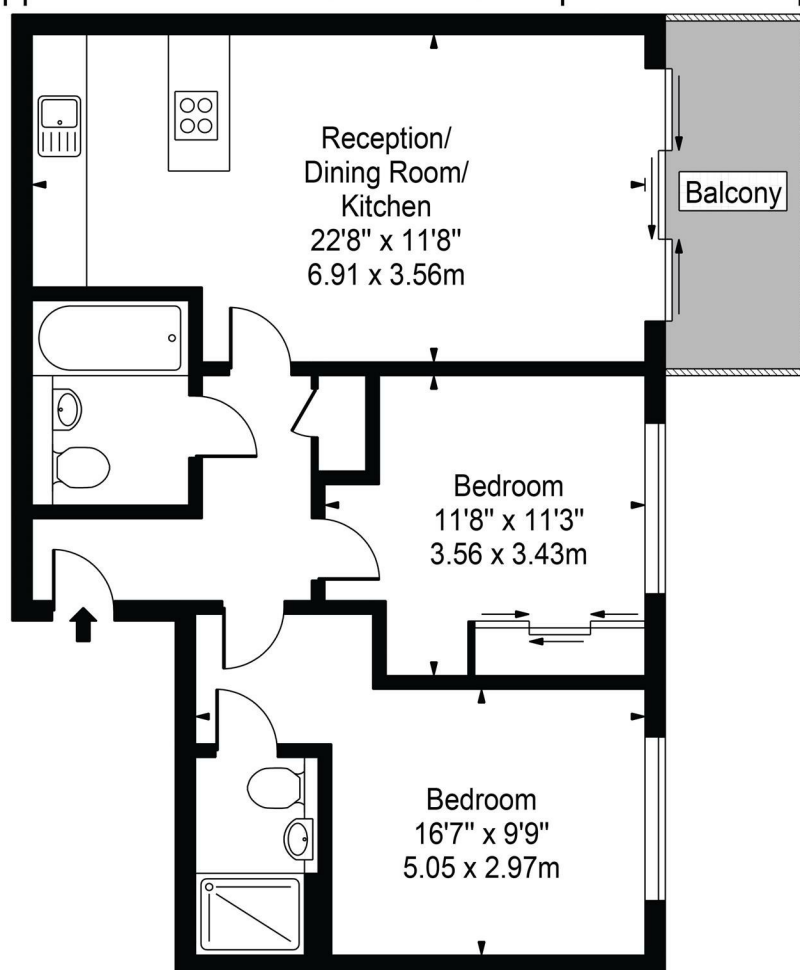
Lease Information: 125 years from 1st November 2007 (107 years currently remain)  
Service Charge: £4175 per annum (reviewed annually)  
Ground Rent: £350 per annum  
EPC Rating: B84 /B84  
Council Tax Band: D  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

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

Bedroom  
16'7" x 9'9"

Bedroom  
11'8" x 11'3"

**Jubilee Court**  
Approx. Gross Internal Area 681 Sq Ft - 63.27 Sq M



**Second Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.