



Queen Mary Avenue, London, E18

BUTLER & STAG



Set within this prestigious gated development benefiting from 24 hour concierge and beautifully kept communal grounds, is this fifth floor two bedroom apartment.



- Two Double Bedrooms/Two Bathrooms
- Open-Plan Lounge/Kitchen
- Communal Garden
- Secure Underground Parking
- 24 Hour Concierge
- Private Balcony

Internally, the property has been finished to the highest of standards and consists of a welcoming entrance hallway, a spacious living/dining room with doors leading onto a private balcony, fitted kitchen with high spec Smeg appliances, two bedrooms with en-suite to the master bedroom and a separate family bathroom which accommodates bedroom two.

Externally, there is secure underground parking plus additional allocated parking for residents guests as well as manicured communal gardens.

Marquess Heights is ideally positioned just moments away from South Woodford Central Line Station with direct access further into London. Also within close proximity is the ever popular George Lane with its comprehensive range of shops, eateries, bars and restaurants. Other local amenities include an Odean Cinema, Tesco superstore, Waitrose, variety of banks and Post Office. The area offers recreational facilities such as Roding Valley Park, South Woodford Cricket and Sports Club as well as Eton Manor Rugby Club. Local primary and secondary schools include both private and state.

Council Tax Band D





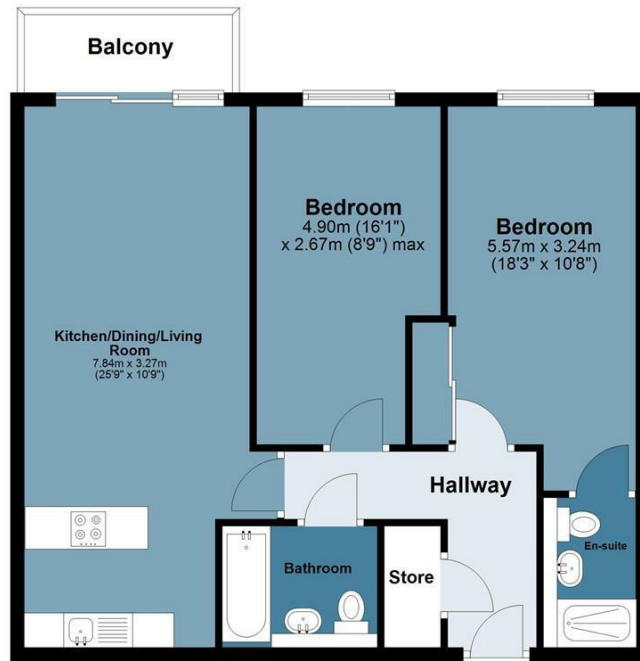
Marquee Heights

Approx. Gross Internal Area 69.6 Sq M (748.8 Sq Ft)

BUTLER & STAG

Fifth Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
© @modephotouk www.modephoto.co.uk

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

www.butlerandstag.uk