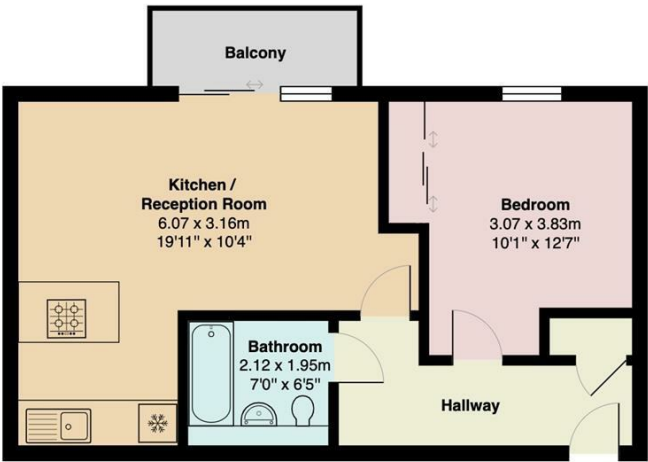


Queen Mary Avenue, E18



First Floor

Total Area: 48.4 m² ... 521 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/Reception  
19'10" x 10'4"

Bathroom  
6'11" x 6'4"

Bedroom  
10'0" x 12'6"



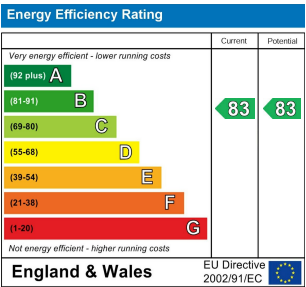
QUEEN MARY AVENUE, SOUTH WOODFORD  
Offers In Excess Of £280,000 Leasehold  
1 Bed Flat



Features:

- One Bedroom Apartment
- First Floor
- Designated Parking
- Secure Gated Development
- Balcony + Communal Gardens
- 110 Year Lease
- Bright & Modern Space
- Close to Tube Station & Amenities

Stylish and contemporary first floor, one bedroom apartment with a large open planned living space, private balcony and double bedroom all within a purpose built, secure development with video entryphone and 24 hour concierge service. There are beautiful communal gardens outside, as well as a dedicated parking space. You're close to South Woodford for the Central Line and a whole host of amenities from large supermarkets, restaurants, library, gym and a cinema.



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#### IF YOU LIVED HERE:

Entry to this stunning block is via video entryphone with door release, opening to immaculately kept communal hallways with both stairs and lift providing access to each floor. Your new flat is on the first floor, the elevated position giving treetop views of the locale. Inside, your open plan living area is the height of contemporary style, the chic and well appointed kitchen has an on-trend, laminated topped island feature, with integrated oven and hob, you can also use this space as an eat-in breakfast bar - we think it's a perfect spot for your morning coffee. The rest of the kitchen is fitted with integrated appliances and the floor has ceramic tiling. From here you overlook the whole living space, a gloriously bright affair with floor to ceiling windows and sliding doors leading out to your private balcony and overlooking the leafy communal space outside. Your large double bedroom has a wonderful built in wardrobe, with mirrored sliding doors adding to the sense of space. The apartment is completed by the large, boutique style bathroom. It's a luxurious room, with stone style tiling to the walls, a large tub with shower feature and some more

built in cupboard storage.

This secure development is popular with young professionals and has many benefits, including a thoughtful arrangement of communal gardens combining green space, maturing trees, raised shrub beds, places to sit and meet neighbours and the backdrop of a splendid water feature and cascade waterfall.

#### WHAT ELSE?

- Within walking distance of George Lane and South Woodford High Road with abundance of cafes, bars, restaurants, pubs, supermarkets, library, gym and Odeon cinema.
- For commuting, ideally located for access to South Woodford Central Line underground station which provides direct link to Stratford, The City and West End.
- Drivers rejoice, you're moments from major road links including the A406 North Circular and M11, making travel an easy process.
- For some green space, head to Elmhurst Gardens which is a short distance away, or a little further afield you have a luscious Epping Forest.



#### A WORD FROM THE OWNER...

"This apartment has been an amazing first home, spacious enough for my needs and always full of light even on a cloudy day. The apartment is very quiet and is located in a secure, gated development with a very helpful and friendly concierge desk. South Woodford is a great location with links to both Central London on the underground, Stansted Airport is around half an hour away on M11, which is great for trips to Europe and Southend-on-Sea is in a very close proximity for weekends away at a seaside. South Woodford has its unique character with plenty of independent and national cafes, bars, restaurants, shops, gyms, and even a cinema. Epping Forest with its ancient woodland is just stone away from the flat and provides miles of walking and cycling trails with mine favourite one from South Woodford to Queen Elizabeth Hunting Lodge. "

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