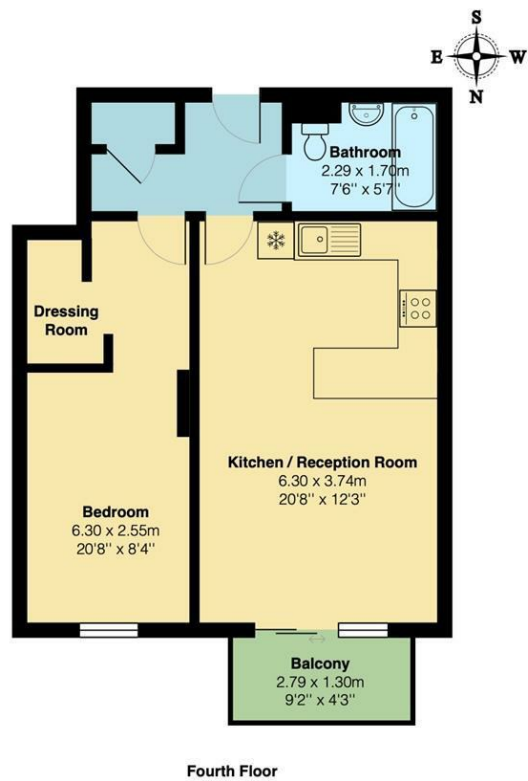
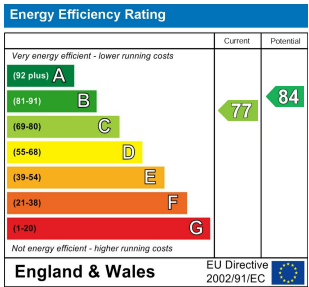




Total Area: 50.5 m² ... 543 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

- Bedroom
20'8" x 8'4"
- Dressing Room
- Kitchen / Reception Room
20'8" x 12'3"
- Balcony
9'1" x 4'3"
- Bathroom
7'6" x 5'6"



QUEEN MARY AVENUE, SOUTH WOODFORD

Offers In Excess Of £280,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- Large One Bedroom Apartment
- Dressing Room Area
- Balcony
- Open Plan Kitchen Living Room
- Immaculate Condition Throughout
- Communal Areas Recently Redecorated
- Easy & Quick Access To George Lane
- Short Walk To South Woodford Tube

A sleek and modern one-bedroom, fourth floor apartment in Woodford with a dressing room, private balcony and immaculate decor throughout, as well as a secure entrance and communal gardens.

It's only half a mile from South Woodford station, meaning you can be at London Liverpool Street within 30 minutes, but there's much more to this area than its transport links and proximity to central London; there's a fabulous community with many perks, including excellent food and drink options and an abundance of green space.

REQUEST A VIEWING
0203 3691818

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IF YOU LIVED HERE...

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with this area which is nestled perfectly between Woodford and South Woodford. South Woodford is full of great delis, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Art Deco Odeon cinema. Meanwhile Woodford offers as much action, with quality eateries such as the Michelin-approved Grand Trunk Road and Lokkum Bar and Grill within a short stroll of your front entrance. As for green space, Roding Valley Park is just a mile away, while Epping Forest is just ten minutes on foot in the other direction, with Churchfields Park in between. Back at home, you'll love how the whole apartment block has been designed with modern living in mind, and you'll soon become accustomed to the little luxuries it has to offer. You'll really enjoy having the fourth floor view - it creates an excellent sense of space and calm, not to mention the fact that living at height can be very energy efficient. Your open plan kitchen/living area is brilliantly spacious, and the breakfast bar creates a casual way of dividing up the space. In the kitchen, you'll find sleek cabinets, integrated appliances and spotless worktops, while in the lounge area you've got bespoke radiator covers and floor-to-ceiling balcony doors

that ensure the room is full of natural light. The bedroom is just as plush as the rest of the apartment, and its dedicated dressing area will be a game changer, while the bathroom is immaculate, with contemporary fittings, stylish tiles and an over-tub shower. The balcony will be fantastically handy during warmer months, and you'll also enjoy making the most of the communal gardens - the perfect way to meet your neighbours and pick up some top tips about this wonderful area.

WHAT ELSE?

- Make the Railway Bell your new local - it's a 12 minute stroll away and has friendly staff, a great selection of ales and a lovely beer garden.
- If you're driving, the North Circular's just five minutes away, while Stansted Airport is around half an hour door-to-door.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.



A WORD FROM THE OWNER...

Blackberry Court has been the perfect first home for our family. Based within a quiet residential building and surrounded by fantastic neighbours, Blackberry Court has very much felt like a community within South Woodford.

We love to host both friends and family therefore we have ensured that a sense of pride has been put into the maintenance of the flat with modern design and an open planned space which has been thoughtfully considered. Allowing us an uncluttered approach to both WFH and general living.

We're keen hikers and with the abundance of green spaces around us including multiple entrances into Epping Forest, drinking wine over the cricket field on a summers evening and beautiful strolls along The Drive for a pub lunch on a Sunday.

We couldn't have ask for anymore from the local area to enjoy our late 20's. We hope it will be the perfect home for the next couple to start their lives in.

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