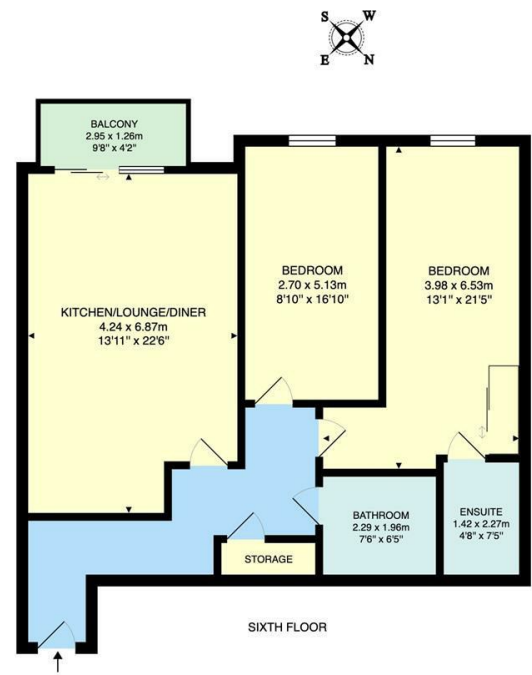




Total Area (Excluding Balcony): 85.5 m² .... 921 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen / Lounge / Diner  
13'10" x 22'6"

Balcony  
9'8" x 4'1"

Bedroom  
8'10" x 16'9"

Bedroom  
13'0" x 21'5"

Ensuite  
4'7" x 7'5"

Bathroom  
7'6" x 6'5"

Storage



QUEEN MARY AVENUE, SOUTH WOODFORD  
Offers In Excess Of £400,000 Leasehold  
2 Bed Apartment

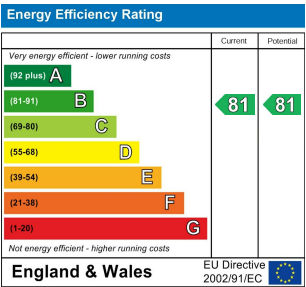


Features:

- Large Two Bedroom Apartment
- Chain Free
- 921 Sq ft
- Gated Development With Concierge
- Secure Underground Parking
- South West Facing Balcony
- Two Bathrooms
- Newly Decorated

On the market chain-free, this sleek and modern two-bedroom, two-bathroom apartment sits within a gated development in the ever-popular South Woodford. Highlights include the south-facing private balcony with striking sixth floor views, concierge service, secure entrance, underground parking and communal gardens, plus of course the spotless decor inside.

It's only half a mile from South Woodford station, meaning you can be at London Liverpool Street within 30 minutes, but your own neighbourhood has some excellent perks, including top rated food and drink options and an abundance of green space.



E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 3691818



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 South Woodford and Woodford.

South Woodford is full of great delis, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, plus a fantastic Odeon cinema. Meanwhile Woodford offers as much action, with quality eateries a short stroll away.

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 little luxuries like the concierge service.

You'll really enjoy having the sixth 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 without blocking the flow of light. In the kitchen,

you'll find sleek cabinets, integrated appliances and spotless worktops, while in the lounge area you can enjoy the immaculate decor and floor-to-ceiling balcony doors that ensure the room is bright.

The bedrooms are just as plush as the rest of the apartment - one even has an ensuite. There's a slightly larger bathroom off the spacious hallway, where you'll also find built-in storage.

The south-facing 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 EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets - M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened favourite independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 ASSISTANT MANAGER

REQUEST A VIEWING  
0203 3691818

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM