



Total Area (Excluding Balcony & Terrace): 83.0 m² ... 894 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
11'4" x 28'2"
- Terrace
13'4" x 14'7"
- Balcony
8'9" x 3'10"
- Bedroom
9'0" x 17'5"
- Bathroom
7'3" x 6'4"
- Bedroom
10'4" x 21'9"
- Ensuite
4'6" x 7'2"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



Features:

- Two Double Bedroom Modern Fifth Floor Apartment
- EWS1 Certificate In Place / Chain Free
- Two Private West and South Facing Roof Terrace and Balcony with Great Views.
- Open Plan Kitchen / Living Space
- 24 Hour Concierge Service, Secure Entry via Intercom function and Lift Access
- Secured Underground Parking Space
- New Fridge Freezer & Dishwasher
- Short walk to South Woodford Station & Close to Local Amenities
- Within Catchment of Local Outstanding Schools as well as Independent Schools.
- Approximately 900 square feet of internal accommodation.

Located in the much sought-after Woodford area, this two-bedroom apartment sits on the fifth floor of a modern development and comes packed with perks... Both the bedrooms are doubles, there are two bathrooms, a private balcony and a private terrace, a large open plan living space, designated underground parking, lift access, communal gardens and immaculate decor throughout.

It's only half a mile from South Woodford station, where you can access the convenient Central line, but there's much more to this area than its transport links and proximity to central London; there's a fabulous community with many highlights, including excellent food and drink options and an abundance of green space.

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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. But let's start exploring at home...

You'll quickly appreciate how the whole apartment block has been designed with modern living in mind, and you'll soon become accustomed to little luxuries like the designated underground parking and lift access.

Your open plan kitchen/living area is brilliantly spacious, and the breakfast bar creates a casual way of dividing up the space. There are two sliding doors plus a window, so it's all wonderfully full of natural light. In the kitchen, you'll find sleek cabinets, integrated appliances and spotless worktops, so hosting will be breezy. You'll be keen to show off the fifth floor views - they create an excellent sense of space, not to mention the fact that living at height can be very energy efficient. The Property features direct access to its very own private west-facing roof terrace with incredible views of the Shard and Canary Wharf.

The two double bedrooms are south facing and both just as plush. One has an ensuite, and there's another smart bathroom in the mix, just as sleek and contemporary. The spacious hallway offers more storage too. The balcony and the terrace will be fantastically handy during warmer months. The former is south-facing,

making it the ideal place to sit with a drink. 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.

This property is within the catchment of Churchfields primary school which is currently rated as outstanding. It is also closely situated to many other state schools rated as outstanding and good as well as independent schools.

In the meantime, rest assured that South Woodford is full of great delis, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Odeon cinema. Meanwhile Woodford offers as much action, with quality eateries such as 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.

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 goods and handcrafted arts.



A WORD FROM THE OWNER...

"We've created the most amazing memories while hosting our friends on our west-facing roof terrace. Queen Mary Avenue is a great community and we have enjoyed many summer picnics at the well-maintained communal gardens with friends and neighbours.

Our son did his schooling at a local independent school, and we have truly loved living in this area"

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