

Bathroom
7'6" x 6'4"

Kitchen/Lounge/Diner
16'11" x 24'0"

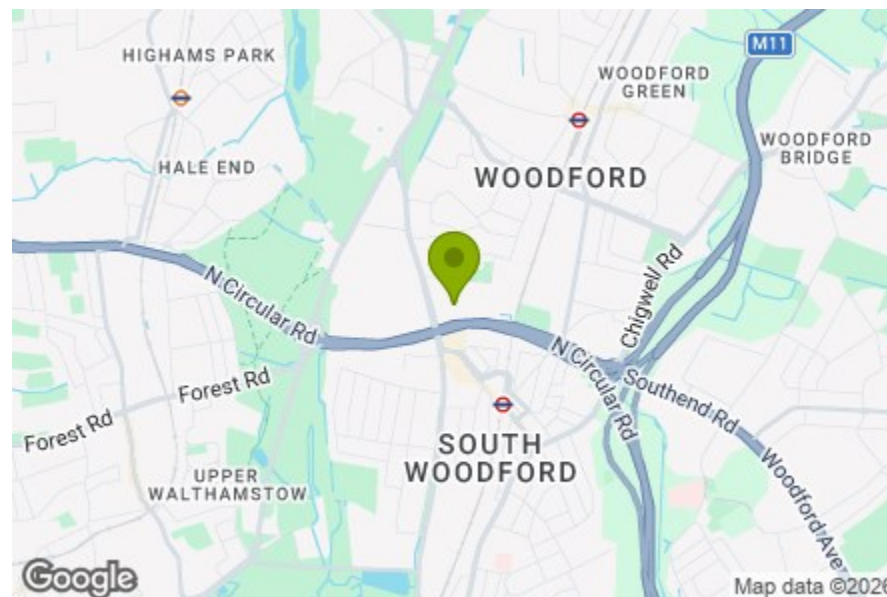
Bedroom
10'5" x 12'7"

Bedroom
11'0" x 14'9"

Ensuite
7'4" x 4'8"

Total Area (Excluding Balcony): 73.8 m² ... 794 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 £375,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Well Presented
- Short Walking Distance to South Woodford Station
- 24 Hour Concierge
- Communal Gardens & Water Feature
- Fitted Wardrobes
- Close to Shops & Amenities
- Private Balcony
- Lift
- Off Street Parking

A well-presented two-bedroom apartment set within Kingswood Heights, a modern development close to South Woodford's shops, cafés and Central line station. With a private balcony, lift access, 24 hour concierge and beautifully kept communal gardens with a water feature, this is a calm and connected home in a convenient E18 setting.

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E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
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0208 520 3077

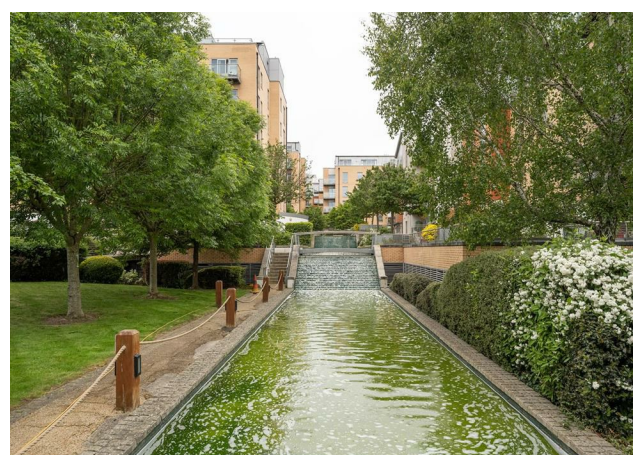
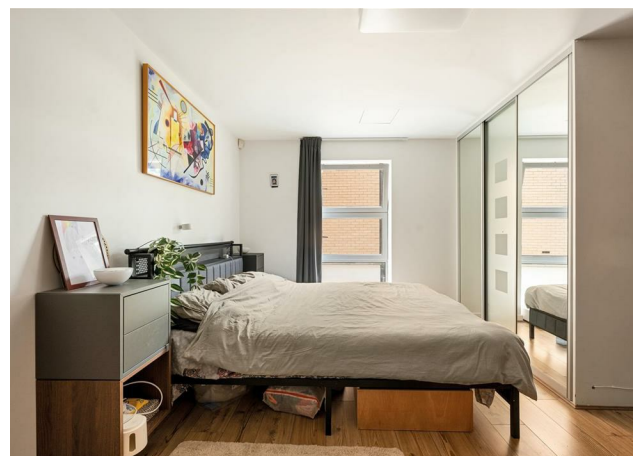
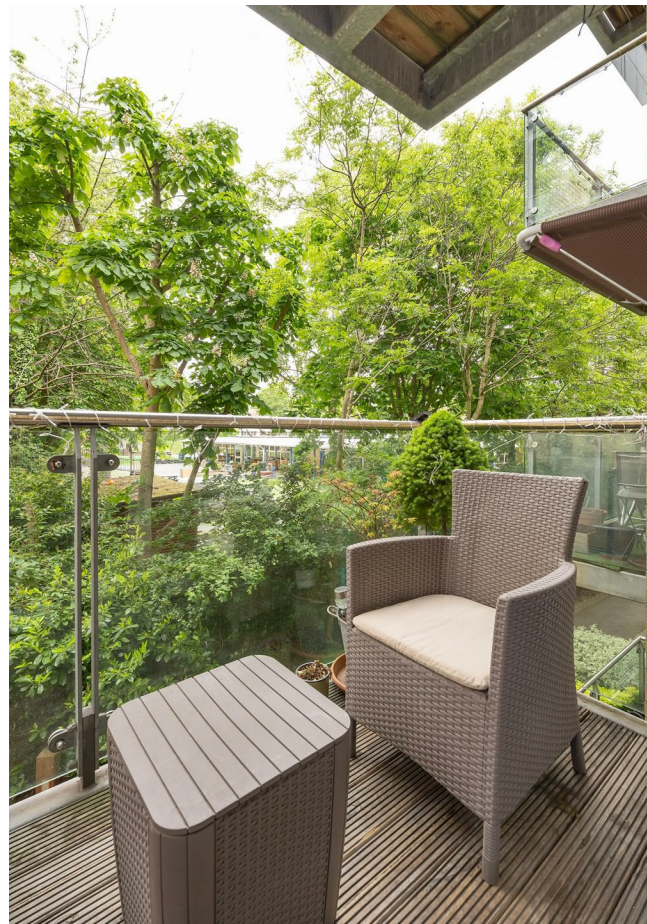
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IF YOU LIVED HERE...

You'd be welcomed into a practical first floor layout of around 794 square feet, with a generous open plan kitchen, lounge and dining area forming the heart of the home. Wood-style flooring runs through the space, while full-height glazing brings in lovely natural light and opens directly onto the private balcony, giving you an easy spot for morning coffee or a quiet evening drink.

The kitchen is neatly fitted with pale cabinetry, integrated appliances and a breakfast bar, subtly defining the cooking space while keeping the room sociable. Both bedrooms are well proportioned, with fitted wardrobes adding useful storage. The principal bedroom also benefits from its own ensuite, while the main bathroom is smart and modern, with soft tiling and a clean, contemporary finish.

Outside, the communal gardens feel especially considered, with pathways, seating areas, mature planting and a tranquil water feature. With a 24 hour concierge, lift access and South

Woodford's amenities within easy reach, day-to-day living here feels wonderfully straightforward.

WHAT ELSE?

- South Woodford Central line station is a short walk away, making journeys into the City and West End simple and reliable.
- George Lane is close by for everyday essentials, cafés, restaurants and local favourites, including M&S, Gail's and a good mix of independent spots.
- You're well placed for open green space, with Epping Forest, Roding Valley Park and Wanstead Flats all within easy reach when you want fresh air and a proper stretch of greenery.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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