

Kitchen/Lounge/Diner  
14'6" x 17'1"

Balcony  
9'11" x 3'10"

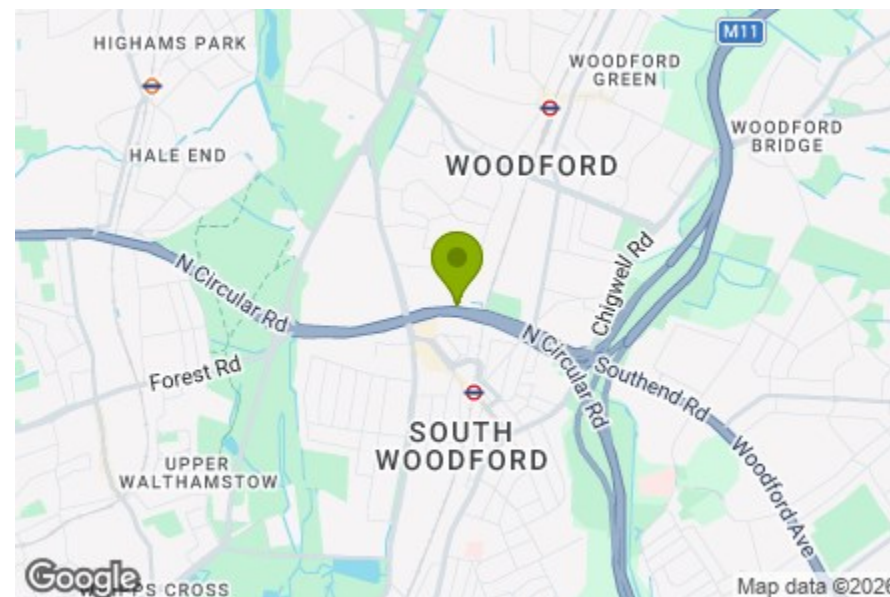
Bedroom  
10'4" x 12'9"

Bathroom  
6'5" x 7'1"

Storage

Total Area (Excluding Balcony): 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>

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		81	81
(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 £260,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom Third Floor Apartment
- Open Plan Living Space
- Private Balcony
- Communal Gardens
- Secure Gated Development
- Bright & Modern
- 24 Hour Concierge
- Close to Tube Station & Amenities
- 107 Year Lease
- Chain Free

A smart and stylish one-bedroom apartment situated in a secure gated development just moments from Epping Forest and the fantastic amenities of much sought-after South Woodford.

As well as 24-hour concierge, lift access and communal gardens, the fourth-floor home benefits from having a private south-facing balcony, high spec appliances, contemporary fittings, ample storage and pristine decor. It's all ready for you to enjoy from the moment you move in.

REQUEST A VIEWING  
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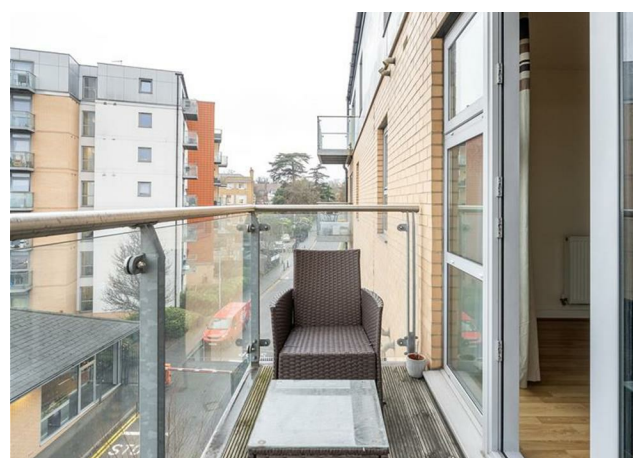
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#### IF YOU LIVED HERE...

You'll immediately appreciate how this development has been designed with modern living in mind, and you'll quickly get used to the little luxuries like the 24-hour concierge (a life changer for anyone's who's ever missed a delivery).

Your open plan kitchen/living area is bright and spacious with a convenient breakfast bar diving the space. As well as the smart decor, you'll find sleek units, integrated appliances and spotless worktops. The south-facing balcony lets in a great amount of natural light, and let's not forget the fact that living at height can be very energy efficient.

The bedroom is just as plush as the rest of the apartment with in-built storage, while the bathroom is immaculate, with contemporary fittings and an over-tub shower. The spacious hallway has in-built storage, which will help banish clutter.

As well as the balcony, you've got access to communal gardens,

the perfect way to meet your neighbours and pick up some top tips about this area.

Just a few minutes away on foot you'll find some excellent eateries, including Italian Nino's and dining hot spot Jones & Son. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema.

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?

- Your new local? How about The George, a short stroll away, offering a warm atmosphere, friendly staff and a great menu.
- 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...

"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, Pause Pilates and Elmhurst Gardens tennis courts 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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