



## 26 Queen Mary Avenue, London, E18 2FN

**Asking price £285,000**

Edward Taub are pleased to offer this top floor, modern built apartment in the prestigious Queen Marys Gate development close to the shops, cafes and central line station of South Woodford. Accommodation consists of an open plan lounge and kitchen. The lounge leads to a balcony which overlooks the communal courtyard. A double bedroom with fitted wardrobes. Spacious entrance hall and contemporary bathroom. Top floor flats in this development benefit from an upgraded 'Penthouse Specification', which includes Smeg kitchen appliances and higher end finishes to doors, bathrooms and tiling. In addition, gas central heating, underground allocated parking and portage make for a very desirable property in a secure gated development.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
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**Contact Details**  
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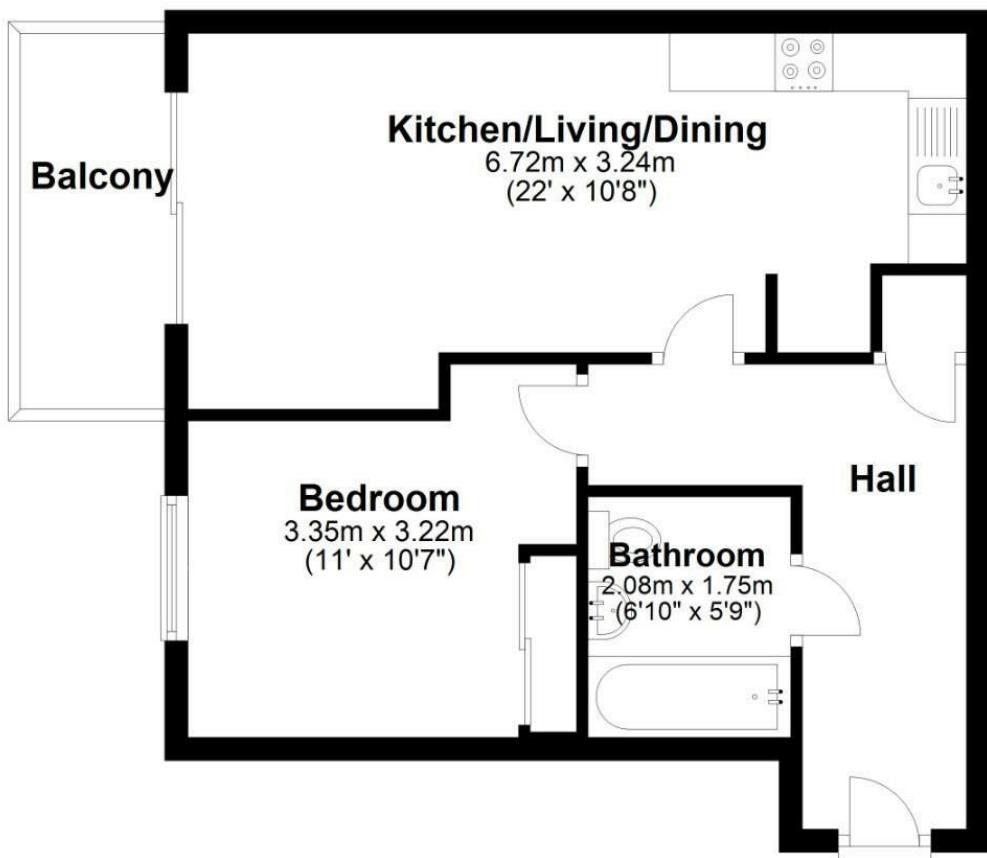


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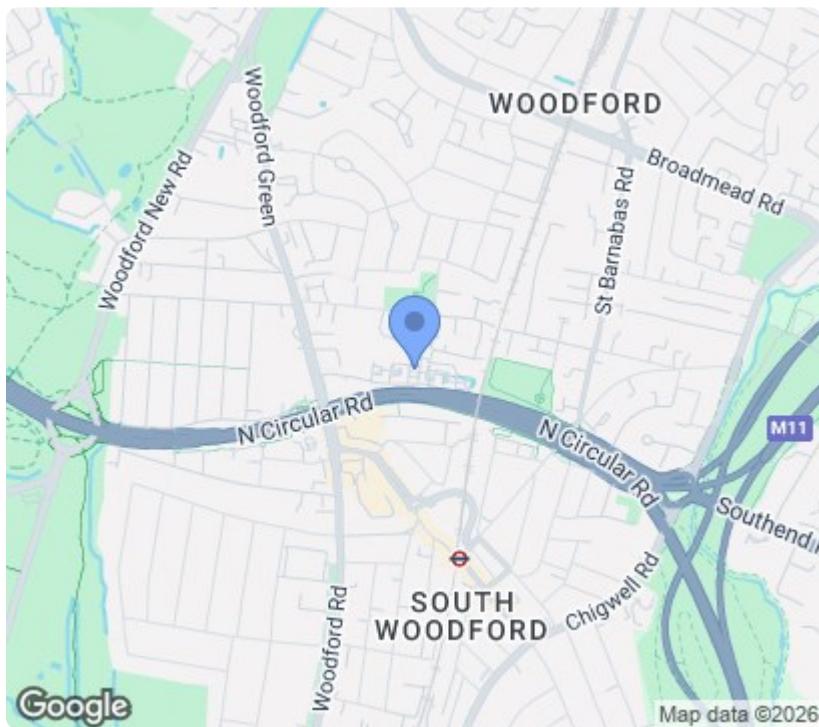


## Fourth Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 41.9 sq. metres (451.3 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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