



947 sq ft (88.0 sq m) approx.



Council: Redbridge | Council Tax Band: D | Floor Area: 947.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



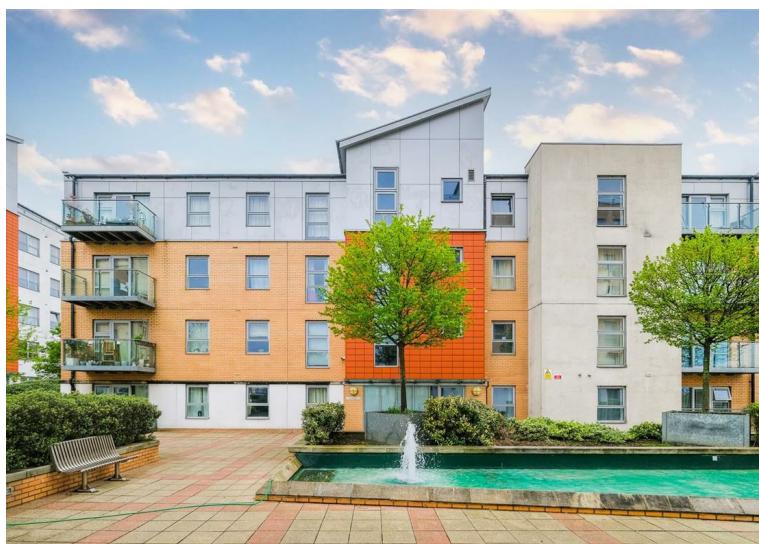
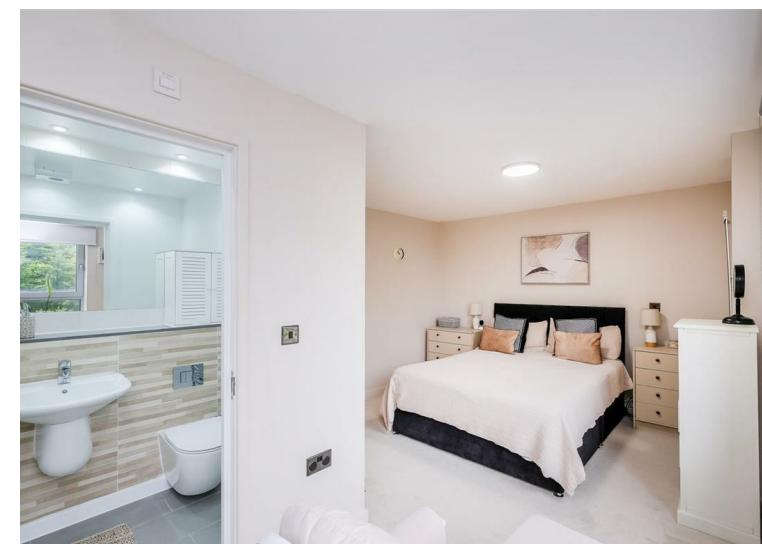
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates

Pooley Court, London, E18 2FT  
Guide Price £425,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



**CHURCHILL**  
estates

Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



GUIDE PRICE: £425,000 – £450,000

This exceptionally bright and beautifully presented two-bedroom apartment is set within the highly sought-after Queen Mary Gated Development in South Woodford. Offering 957 sq. ft. (88 sq. m) of well-designed living space and a private balcony overlooking the tranquil rear aspect, the property combines contemporary comfort with an enviable location.

**Accommodation**  
Positioned on the second floor, the apartment opens with a generous hallway providing access to all rooms. Both bedrooms are spacious doubles and benefit from built-in wardrobes, while the master bedroom enjoys a modern en-suite. Additional storage is conveniently situated near the entrance.

At the end of the hallway, you are welcomed into a bright, expansive open-plan living and kitchen area, flooded with natural light and featuring doors that lead onto the private balcony. The stylish fitted kitchen comes fully equipped, making it ideal for both everyday living and entertaining.

#### Exterior

Residents of this prestigious development enjoy access to beautifully maintained communal gardens, complete with attractive water features. Further benefits include a 24-hour concierge service and secure underground allocated parking.

#### Location

Ideally placed, the apartment is just half a mile from South Woodford Central Line Station, offering a convenient 30-minute commute to London Liverpool Street. The shopping amenities of George Lane and The High Road are within easy walking distance, with popular destinations such as Waitrose, Marks & Spencer, Gail's Bakery, and a variety of cafés and eateries close by.

