



Total area: approx. 72.1 sq. metres (775.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Marquess Heights

Council: Redbridge | Council Tax Band: D | Floor Area: 775.00 sq ft



Queen Mary Avenue, London, E18 2FS

Guide Price £375,000 Leasehold

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

| 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 | 81      | 81        |



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.



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



Offered for sale with NO ONWARD CHAIN.

Situated within the sought-after Queen Mary Development, this well-presented apartment offers an ideal opportunity for commuters and those seeking a vibrant, cosmopolitan lifestyle. Located just a short walk from South Woodford Central Line Station, the property benefits from excellent transport links into Stratford and Liverpool Street, along with easy access to a fantastic selection of bars, cafés, restaurants, and both independent and high street shops.

Positioned on the ground floor in a particularly favourable spot, the apartment enjoys pleasant views over the communal gardens and water feature, creating a peaceful setting.

The property is accessed via a well-designed hallway leading to all rooms. The bright and spacious living area is open plan to a modern fitted kitchen, with patio doors opening onto a generous private balcony overlooking the gardens and surrounding area and comes complete with its own private secure parking space.

The accommodation comprises a principal bedroom with en-suite shower room, a second well-proportioned bedroom featuring fitted wardrobes, and a contemporary family bathroom complete with both bath and shower.

South Woodford's High Road and George Lane offer an abundance of amenities, including yoga and Pilates studios, gyms, shops, supermarkets, and a cinema, all within easy reach. The area is also well served by a range of highly regarded nursery, state, and independent schools.

Tenure - Lease Hold 107 Remaining  
Ground Rent £300.00 Per Annum  
Service Charge £4246.00 Per Annum

