



TOTAL FLOOR AREA: 947sq.ft. (88.0 sq.m.) approx.
We have every effort to ensure the accuracy of the floor plan, but we do not accept any liability for any errors or omissions. This plan is for general guidance only and should be used as a guide only. The actual layout and dimensions may vary from those shown and no guarantee is given. Please refer to the floor plan for details.

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

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

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

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



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.

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Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**



GUIDE PRICE £425,000 -£450,000

This exceptionally bright and attractive two-bedroom apartment is located in the highly sought-after Queen Mary Gated Development in South Woodford, offering an internal space of 957 sq. ft. (88 sq. m) and a delightful balcony with rear views of the surrounding area.

Accommodation - Positioned on the second floor, the apartment features a spacious hallway leading to all rooms. Both bedrooms are sizable doubles with built-in wardrobes, and the master bedroom includes an en-suite. Additional storage is conveniently located near the apartment's entrance. The end of the hallway opens to a large, light-filled open-plan living/kitchen area with doors that open onto a private balcony. The stylish open-plan kitchen is fully equipped.

Exterior - The property boasts stunning communal grounds and gardens, complete with water features, as well as a 24-hour concierge service and secure underground allocated parking.

Location - The apartment is ideally situated within half a mile of the South Woodford Central Line Station, allowing for a 30-minute journey to London Liverpool Street. It is also a short walk from the shopping amenities of George Lane and The High Road, including Waitrose and Marks and Spencer, as well as various cafes and eateries like Gail's Bakery.

