



## **Imperial Heights, Queen Mary Avenue, South Woodford, E18 2FJ**

**£295,000 Leasehold**

Welcome to this charming one-bedroom apartment located on Queen Mary Avenue in the heart of London. Situated on the second floor, this property boasts a delightful open-plan kitchen and lounge area, perfect for modern living and entertaining. The flat also features a private balcony overlooking views of the inner courtyard.

This well-maintained residence includes one reception room and a well-appointed bathroom, making it an ideal choice for individuals or couples seeking a comfortable home. The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Security and convenience are paramount, with a 24-hour concierge service and secure underground allocated parking available for residents. The excellent location offers easy access to local amenities, walking distance of South Woodford Central Line station and a short drive to major road links including the A406 and M11.

We invite you to join us for a viewing day on Saturday, 28th February, to experience this delightful flat for yourself. Don't miss the opportunity to make this lovely property your new home. Telephone 020 8530 4646 to arrange a viewing appointment.

## Reception Hallway

10'9" x 3'10" (3.29 x 1.18)

## Living Area/Kitchen

25'7" x 11'8" (7.81 x 3.57)

## Bedroom

18'4" x 9'2" (5.61 x 2.80)

## Bathroom

18'4" x 9'2" (5.61 x 2.80)

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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