



Queen Mary Avenue, South Woodford, London, E18 2FJ

£350,000 Leasehold

TWO DOUBLE bedroom second floor purpose built apartment situated within walking distance of George Lane and South Woodford Central Line station. The apartment has open-plan living and kitchen area, balcony, bathroom and en-suite. This GATED development has a 24 hour concierge service, security entryphone system and ALLOCATED PARKING. NO ONWARD CHAIN. Telephone 020 8530 4646 to arrange a viewing.



Entrance

Communal doors with security entryphone system to inner communal hallway. Stairs and lift to all floors. Private entrance door to:-

Reception Hallway

Laminate floor, radiator, power points, wall mounted entryphone handset, large storage cupboard and doors to:-



Open Plan Living Area

20'5" x 14'0" overall (6.244 x 4.292 overall)

Lounge Area: Laminate floor, radiator, power points and double glazed door with side windows to balcony.

Kitchen Area

Fitted base and wall units, work surface area incorporating 4 ring gas hob with oven beneath and extractor above, stainless steel sink unit, and integrated fridge/freezer.

Bedroom One

14'7" x 8'0" (4.468 x 2.441)

Double glazed window, fitted carpet, power points, radiator and range of fitted wardrobes to one wall. Door to:-



En-Suite Shower Room

Tiled, shower cubicle, w.c., wash hand basin, extractor fan and heated towel radiator.

Bedroom Two

10'10" x 9'2" (3.306 x 2.812)

Double glazed window, fitted carpet, built-in fitted wardrobe, power points and radiator.



Bathroom

7'1" x 5'6" (2.175 x 1.695)

Panelled bath with shower screen and wall mounted shower, w.c. wash hand basin and heated towel rail.

Exterior

Well kept communal gardens and underground parking.



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)	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		

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