

Directions

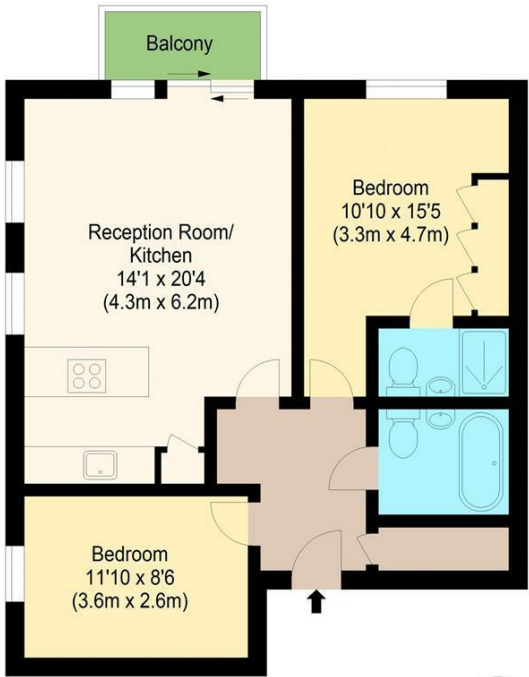
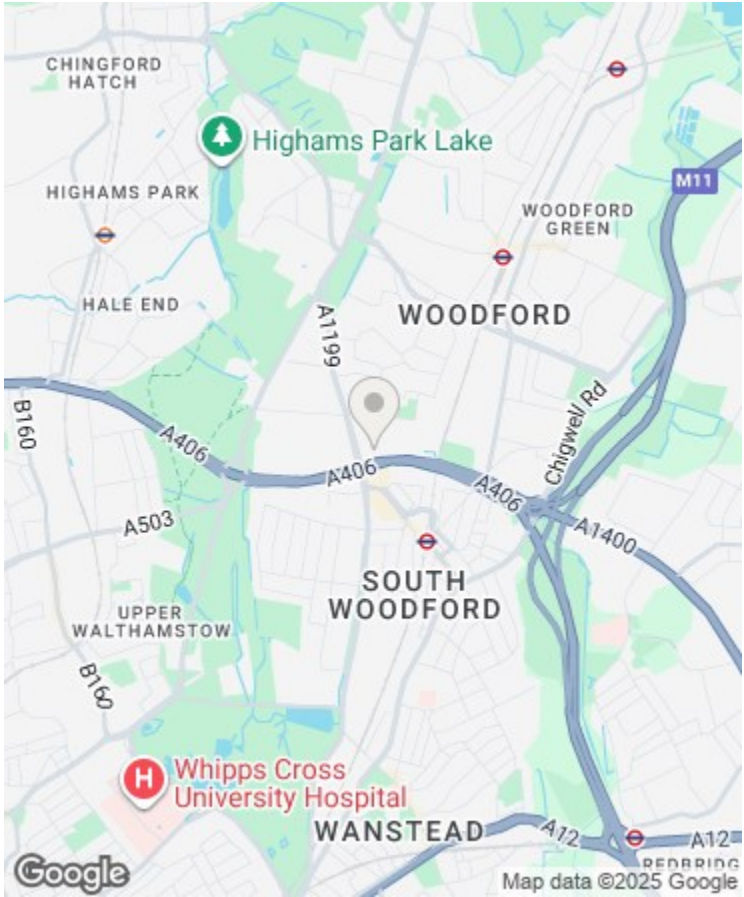
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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	



First Floor

william rose
Marquess Heights, E18

Approximate Gross internal Floor Area : 64.32 sq m / 692 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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9 Marquess Heights, Queen Mary Avenue, London, E18 2FS

Guide Price £350,000

- Two bedroom apartment
- Balcony
- Minutes from shops
- No chain
- Concierge
- En suite off master
- Gated parking space
- Close to South Woodford station
- Lift
- Gated development

Queen Mary Avenue, London E18 2FS

Set in a popular gated development is this modern two bedroom apartment with balcony, which is located perfectly with South Woodford station and George Lane High Street close by. Allocated parking, concierge and lift. The property has two good sized bedrooms and two bathrooms with a lounge-diner and a modern fitted kitchen.



Council Tax Band: D

Guide Price £350,000 - £375,000

Located on the first floor, this bright and spacious two-bedroom modern apartment offers generous living space, including an open-plan kitchen diner, a comfortable lounge area, a contemporary bathroom, and an en suite shower room attached to the master bedroom. Additional features include a balcony with excellent views, ample storage, and allocated gated parking.

Marquess Heights is part of the prestigious Queen Mary Avenue development, which boasts a 24-hour concierge, security gates, lifts to all floors, underground parking, and beautifully maintained communal gardens.

Just a few minutes' walk away, George Lane offers a variety of amenities, including coffee shops, restaurants, boutique stores, Sainsbury's, and Waitrose. Queen Mary Avenue is ideally situated for convenient road links, with the M11, A406, and M25 all easily accessible. This property is an excellent choice for those looking to downsize, first-time buyers, or families seeking proximity to Churchfields Primary School

Sold chain free

E.P.C Rating: B

Council Tax: Band: D (London Borough of Redbridge)

Leasehold (110 approx. years remaining)

Service Charge: £3800 approx. per annum

Ground Rent: £250 approx. per annum

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

