



Kingswood Heights Queen Mary Avenue London, E18 2FP

Edward Chase presents to the residential lettings market this amazing 2-bedroom 2-bathroom spacious apartment in the ever so popular Queen Mary's Development, South Woodford. This private development is one of the most popular in the South Woodford vicinity for its numerous benefits and ideal location. We feel this property would best suit professionals or small families searching for size, style and convenience. This property comes with several key benefits such as: - 2 double bedrooms - 2 bathrooms - Huge reception area - Gas central heating - Gas worktop hobs - Stylish kitchen with integrated appliances - Dishwasher - Balcony - Superb garden area - Private underground parking - Security on site - Gated entrance - Walking distance to South Woodford Station (Central Line) - Available furnished - Entry phone system To view this property, please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional,

- Huge 2 Bedroom 2 Bathroom Ground Floor Stylish Apartment in South Woodford
- Ideal Location Only 7 Minutes' Walk to South Woodford Station (Central Line) & Access Links to A12 & A406
- Area is Simply One Of The Best In East London with Several Restaurants, Amenities, Bars on
- This Apartment Has Private Security Gated Entrance & Underground Parking
- Property Can Be Rented Furnished Throughout
- Beautiful Outdoor Private Area for All Residents to Enjoy

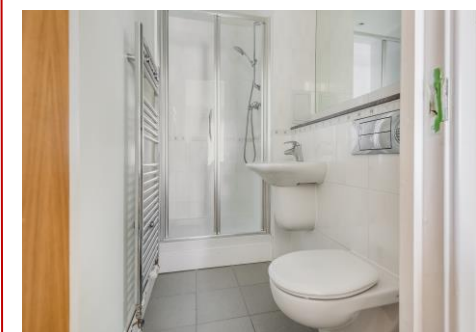
Monthly Rental Of £1,599

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Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



Energy Efficiency Rating			Environment Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(81-91) B	83	84
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.