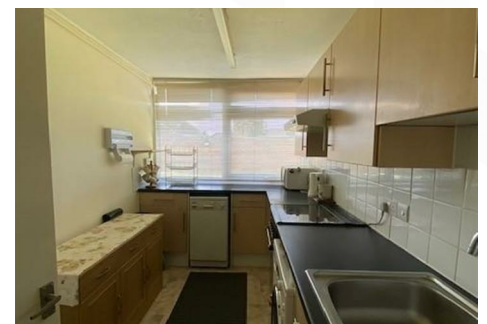




The Chiltons, Grove Hill, South Woodford, E18 2JQ

£375,000 Leasehold - Share of Freehold

Great opportunity to acquire this quiet ground floor 2 bedroom split level apartment overlooking the rear communal garden is situated in an excellent location within minutes walking distance of George Lane shops, bars, restaurants and South Woodford Central line tube station. The flat's key features include, double glazing, gas central heating, fitted kitchen and communal off road parking. This apartment also benefits from A SHARE IN THE FREEHOLD, a 999 year lease, NO GROUND RENT and services charges at present is £100 pcm. We highly recommend a viewing of this property and confirm that it is offered with NO ONWARD CHAIN! Telephone 020 8530 4646 to arrange a viewing appointment.



Communal Security Entrance

Reception Hallway

Two storage cupboards, fitted carpet, wall mounted security handset, stairs to first floor.

Kitchen

11'1" x 7'0" (3.403 x 2.134)

Fitted kitchen comprising range of base and eye level units, work surface area incorporating stainless steel single drainer sink unit with mixer tap, gas cooker with extractor hood above, fridge/freezer, Miele washing machine and dishwasher. Cupboard housing gas central heating boiler. Double glazed window.

Lounge/Diner

17'5" x 10'9" (5.315 x 3.286)

Double glazed window with blind, double radiator and fitted carpet.

Bedroom One

14'4" x 10'11" (4.379 x 3.345)

Double glazed window, fitted carpet, freestanding wardrobe plus two additional large built-in cupboards and radiator.

Bedroom Two

11'3" x 7'3" (3.453 x 2.215)

Double glazed window with blind, fitted carpet and radiator.

Shower Room/w.c.

8'9" x 5'6" (2.689 x 1.679)

Double shower cubicle, w.c., vanity wash hand basin with cupboards below, extractor fan and tiled walls.

Communal Grounds and 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.



