



The Chiltons, Grove Hill, South Woodford

£1,800

- Split level apartment
- Contemporary bathroom and kitchen
- Modern Neutral Decor
- Communal parking
- Spacious accommodation
- Two double bedrooms
- Close to Central Line Station

Petty Son & Prestwich are pleased to offer this two-bedroom split-level flat nestled in the desirable area of The Chiltons, Grove Hill. This flat offers a perfect blend of modern living and convenience. Spanning an impressive 721 square feet, the property boasts a spacious reception room that provides an inviting space for relaxation and entertainment.

The flat features a contemporary kitchen, equipped with modern appliances, making it ideal for those who enjoy cooking and hosting. With two generously sized bedrooms, this property is perfect for couples, or individuals seeking extra space.

One of the standout features of this flat is its proximity to South Woodford Station, which is just a short stroll away. This excellent transport link provides easy access to central London, making it an ideal location for commuters. The surrounding area offers a variety of local amenities, including shops, cafes, and parks, enhancing the appeal of this lovely home.

In summary, this modern flat in The Chiltons is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in a vibrant part of London. With its stylish interiors and convenient location, it is sure to attract interest from a wide range of potential renters. Don't miss the chance to make this delightful property your new home.

Available 22nd April / Part Furnished

EPC Rating - E

Council Tax Band - C

HOLDING DEPOSIT 1 WEEK - £415.38

TOTAL DEPOSIT 5 WEEKS - £2076.92

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.