MILLERS

LETTINGS



Heathcote Grove, London, E4 6RT

* GROUND FLOOR APARTMENT * NEW TO MARKET * ALLOCATED PERMIT PARKING * SECURE ENTRY SYSTEM * TWO DOUBLE BEDROOMS * PRIME LOCATION * CLOSE TO HIGH STREET *

Millers Lettings are delighted to present this spacious ground-floor apartment, ideally situated within the sought-after Heathcote Grove development in Chingford.

The property offers well-proportioned accommodation throughout, comprising a welcoming entrance hallway, a modern fitted kitchen with white goods, and a bright and spacious lounge/diner, perfect for both relaxing and entertaining.

There are two generous double bedrooms, complemented by a contemporary shower room. The property also benefits from new carpets fitted throughout, creating a fresh and welcoming feel.

Externally, the apartment enjoys access to beautifully maintained communal gardens, along with ample visitor parking.

** The property is AVAILABLE 14TH NOVEMBER 2026 on an UNFURNISHED BASIS **

Heathcote Grove is ideally positioned just a short walk from Chingford High Street, offering an excellent selection of shops, cafés, bars and restaurants. Chingford Station is also conveniently located nearby, providing direct transport links into London. The property is well placed for local schools and the beautiful open spaces of Epping Forest, making it an ideal location for commuters and those looking to enjoy the surrounding area.

2 1 1

£1,800 Per Month

- GROUND FLOOR APARTMENT
- CLOSE TO AMMENITIES
- COMMUNAL GARDENS
- TWO DOUBLE BEDROOM
- CHINGFORD LOCATION
- UNFUNISHED BASIS
- BRANK NEW FITTED KITCHEN
- SPACIOUS FLAT
- AVAILABLE NOVEMBER 2026





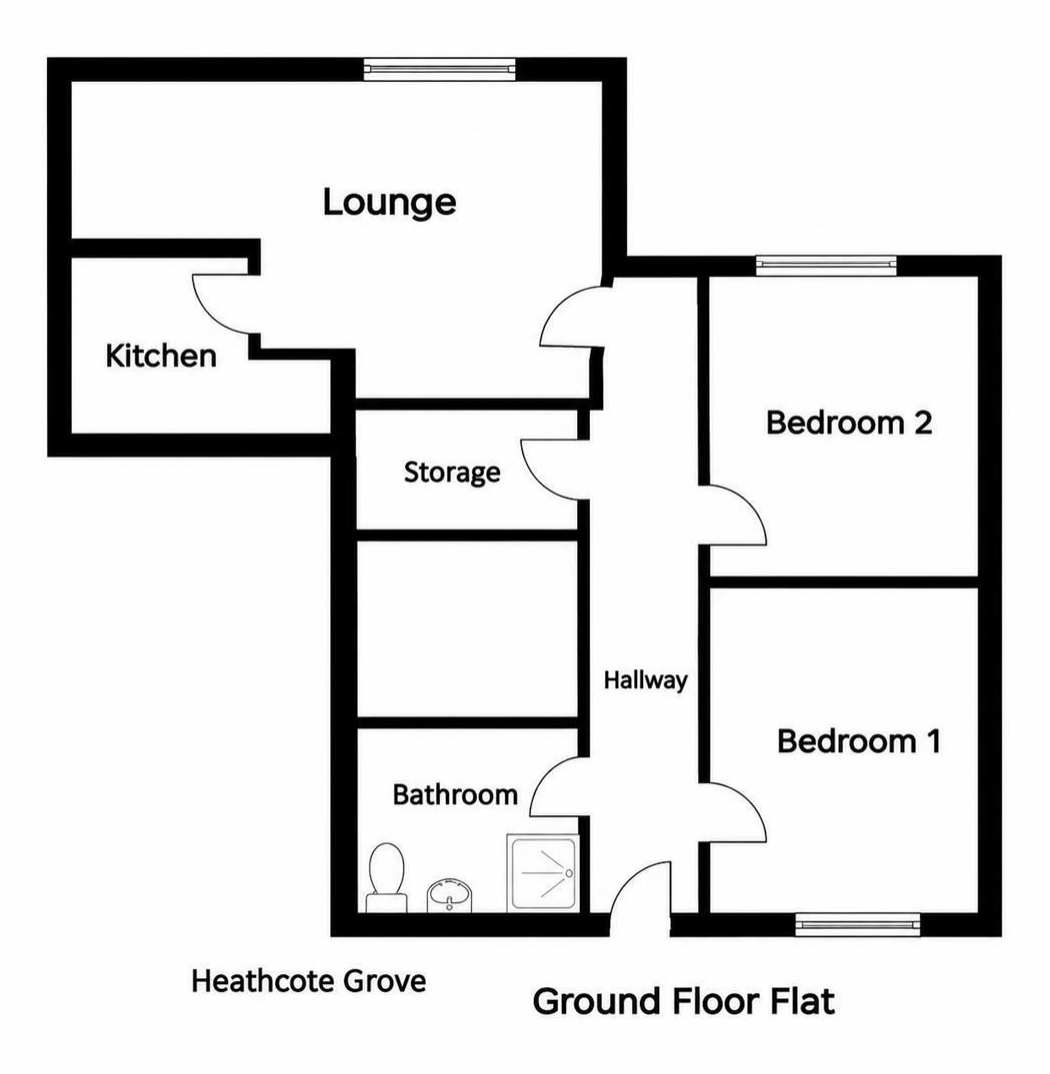






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Property Dimensions

GROUND FLOOR

Bedroom One

Bedroom Two

Bathroom

Lounge

Kitchen

EXTERNAL

Communal gardens

TERM: A periodic tenancy is offered, with a long-term tenant preferred.

DATE : The earliest date that a successful client could move into the property will be the November 2026.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, with all white goods.

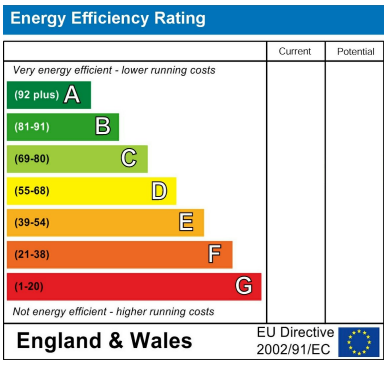
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C



Directions





These particulars are believed to be accurate but are provided as a general guide only and do not form part of any offer or contract. Prospective purchasers should verify their accuracy through inspection or other means. No employee of this firm is authorised to make any representation or warranty regarding the property. “AI” may have been used in some photography or graphics for marketing and presentation purposes. No physical part of the property or location has been altered.

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