



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

**£355,000 Leasehold - Share of Freehold**

**EXCELLENT LOCATION!** Top floor (2nd) 2 bedroom duplex apartment situated within minutes walking distance of George Lane shops, bars, restaurants and South Woodford Central line tube station. the apartment is in need of modernisation throughout. Further accommodation comprises lounge, kitchen and first floor bathroom. Double glazing and communal off road parking. Please telephone 020 8530 4646 to arrange a viewing.



## Reception Hallway

5'6" x 4'10" (1.70 x 1.48)

## Lounge

175" x 10'11" (5.31 x 3.33)

## Kitchen

11'6" x 7'3" (3.51 x 2.23)

## First Floor Landing

7'1" x 5'7" (2.16 x 1.71)

## Bedroom One

14'6" x 11'1" (4.44 x 3.40)

## Bedroom Two

11'6" x 7'1" (3.51 x 2.16)

## Bathroom

8'9" x 4'8" (2.69 x 1.43)

## 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.



