



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

### **Offers In Excess Of £330,000 Leasehold - Share of Freehold**

**EXCELLENT LOCATION!** Top floor (2nd) 2 DOUBLE 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. Telephone or email to arrange a viewing appointment.



## Reception Hallway

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

## Lounge

17'5" 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.

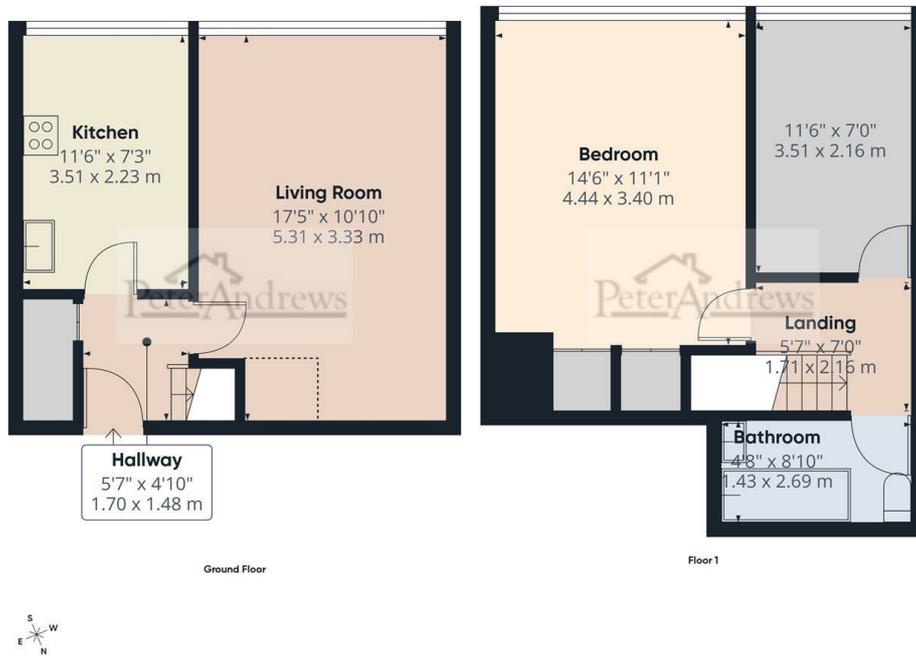


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

44

74



**Approximate total area\***  
645 ft<sup>2</sup>  
59.9 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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