



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

£319,950 Leasehold

Well positioned two bedroom duplex apartment situated on the second floor of this popular and well established development, ideally located less than a minute's walk from George Lane's excellent selection of shops, cafés, bars and restaurants, and approximately five minutes' walk from South Woodford Central Line station. A large Sainsbury's supermarket is also just moments away.

The accommodation comprises a spacious reception room, fitted kitchen, two well proportioned bedrooms and bathroom. The property benefits from double glazing, gas central heating, residents' communal parking, an exceptionally long lease of approximately 942 years remaining and no onward chain.

The apartment is fully habitable and has benefited from a replacement kitchen, bathroom, gas boiler and electrical rewiring during the current ownership. The property would now benefit from some updating and redecoration, providing an opportunity for a purchaser to refresh and personalise the accommodation to their own taste.

The Chiltons is a well established, low maintenance development with comparatively low service charges. The property is also conveniently located for local schools and nurseries, Whipps Cross Hospital and excellent transport links. TELEPHONE OR EMAIL to arrange a viewing appointment.

Kitchen

16'11" x 7'1" (5.17 x 2.17)

Living Room

17'1" x 10'11" (5.23 x 3.35)

First Floor Landing Area

5'6" x 7'3" (1.69 x 2.21)

Bedroom

14'3" x 10'9" (4.35 x 3.30)

Bedroom

11'3" x 7'3" (3.45 x 2.22)

Bathroom

5'4" x 8'9" (1.65 x 2.68)

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.



