



## The Chiltons, Grove Hill, South Woodford

£1,850 PCM

- Purpose built, duplex apartment
- Spread across the first and second floors
- Freshly decorated throughout
- Communal parking
- 0.4 Miles from South Woodford Station
- Two spacious bedrooms
- Modern kitchen and shower room
- Large windows throughout with a favourable Southerly aspect
- 0.1 Miles from George Lane shops

# The Chiltons, Grove Hill, South Woodford

Petty Son & Prestwich are pleased to offer two bedroom, split-level flat nestled in the desirable area of The Chiltons, Grove Hill.



Council Tax Band: C



Spread across the first and second floors of this purpose built development, the flat spans an impressive 700 square feet and will be freshly decorated before the tenancy commences. With large windows facing a favourable Southerly aspect, the apartment is flooded with plenty of natural light throughout.

Step inside and you're welcomed by a bright entrance hall complete with handy storage for coats and shoes. The property boasts a sleek, modern kitchen with ample cupboard space and integrated appliances, flowing effortlessly into a spacious lounge/diner—perfect for relaxing or entertaining guests.

Upstairs, you'll find two well-proportioned bedrooms, all serviced by a stylish, contemporary shower room. Outside, there's the added benefit of communal parking available on a first-come, first-served basis.

One of the standout features of this flat is it's just a short stroll to the vibrant mix of shops, cafés and amenities along George Lane (0.1 miles), with South Woodford Station also within easy reach (approximately 0.4 miles), offering swift and direct access into Central London. Ideal for commuters and those looking to enjoy the best of East London living.

Available 29th May 2026

Unfurnished

1 Week Holding Deposit - £426.96

5 Week Total Deposit - £2134

EPC Rating - E45

Council Tax Band - C

**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.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.