



Reception
13'7" x 14'1"

Bathroom
7'4" x 5'6"

Kitchen
7'4" x 8'3"

Bedroom
10'4" x 12'0"

Bedroom
13'7" x 10'5"

Total Area: 68.4 m² ... 736 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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			
England & Wales		69	75
	EU Directive 2002/91/EC		

FRIDAY HILL, CHINGFORD

Offers In Excess Of £325,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- First Floor Apartment
- Approx 736 Square Foot
- Easy Access to Chingford and Highams Park
- Communal Gardens
- Moments from Epping Forest
- Chain Free

This lovely two-bedroom apartment is set on the first and second floor of a smart low-rise development in the popular Friday Hill area of E4, with easy access to both Chingford and Highams Park, as well as the glorious woodlands of Epping Forest.

Coming in at a pleasing 736 square foot, it offers communal gardens, while inside you'll find polished decor, an abundance of natural light and plenty of storage space.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With 736 square feet of internal space, this is a home you can enjoy settling into, the perfect environment to plan for the future in.

Due to its modern decor and generous proportions, the reception room has a bright and brilliant feel. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and plentiful units. The bathroom is smart and contemporary, with an over-tub shower. Up in the loft on the second floor, the two double bedrooms are nicely balanced with neat decor.

Not only can you enjoy the communal gardens, but you've also got the vast woodlands of Epping Forest nearby. Chingford station is less than a mile away, where you can whizz into Liverpool Street on the overground in half an hour.

Chingford itself has a thriving food and drink scene. You're spoilt

for choice when it comes to Thai food, with the Rusty Bike pub and Patpong Thai both serving up fantastic food with authentic flavour. Wilsons fish and chips, which has been keeping customer happy for almost a hundred years, is another great option for takeaway.

As well as being so close to Epping Forest, you'll find Pimp Hall Park a short distance away, which has been home to some great events.

WHAT ELSE?

- You're just 14 mins from Ridgeway Park, home to the Chingford & District Model Engineering Club, where members of the public can ride on the model railway on Sundays.
- Drivers can be on the M25 or North Circular in around 10 minutes.
- How about making your new local the Larkshall? This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's less than ten mins away.



A WORD FROM THE OWNER.....

"I bought my home over 30 years ago as a single woman working in central London. I loved the space, the greenery all around and easy access to the train and the coffee shops in North Street. I left to travel in 2006 and ended up moving to Nepal and marrying there. I have rented The Croft, but now I am in my 50's I am ready to settle down outside the London area. It has always been a fabulous & safe base, that I was very proud to live in."

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