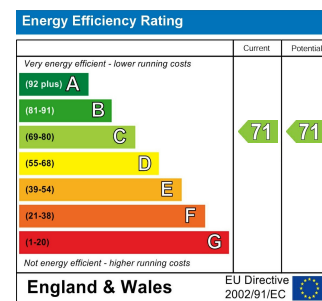


FIRST FLOOR

Total Area: 63.3 m<sup>2</sup> ... 682 ft<sup>2</sup>

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.



## SIMMONS LANE, CHINGFORD

Asking Price £400,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Bedroom Apartment
- Grade II Converted Friday Hill House
- Excellent Condition
- Beautiful Communal Gardens
- Secure Gated Allocated Parking Space
- En-Suite Bathroom
- Approx 682 Square Foot
- Moments Away From Epping Forest
- A Short Walk to Chingford Station
- Easy Access to Highams Park

This one-bedroom apartment is set within the stunning Grade II Converted Friday Hill House, within easy access to both Chingford and Highams Park, as well as the glorious woodlands of Epping Forest.

Coming in at a pleasing 682 square foot, it offers a secure gated parking space and gorgeous communal gardens, while inside you'll find immaculate decor, an abundance of natural light, high ceilings, charming features and a walk-in wardrobe, amongst other highlights.

REQUEST A VIEWING  
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**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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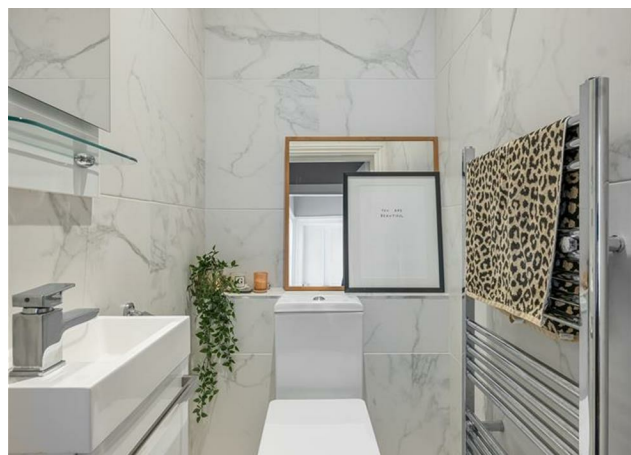
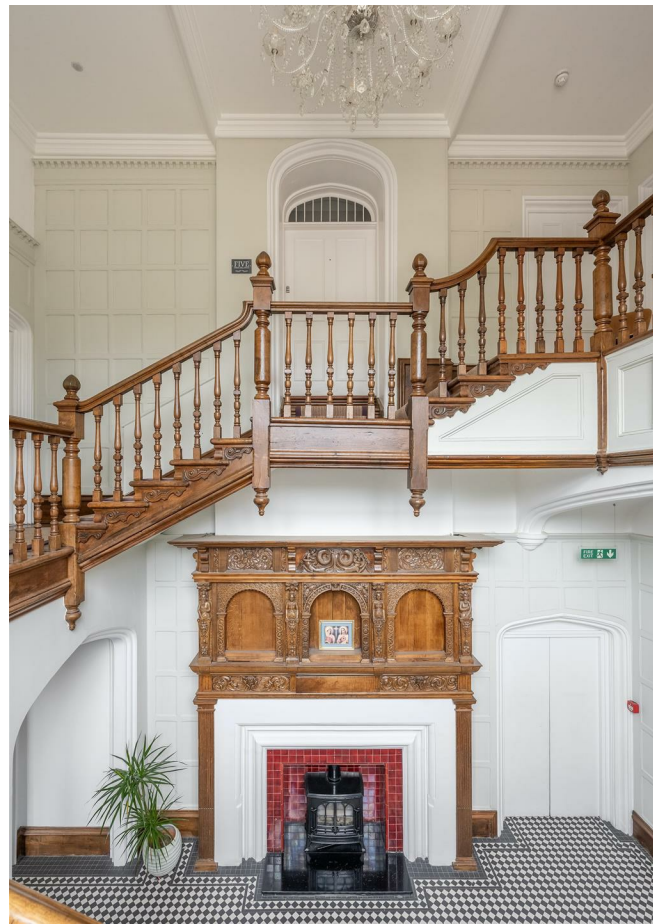
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IF YOU LIVED HERE...

It'll take a long time before the novelty of walking up to the grand Grade II Converted Friday Hill House wears off, particularly with the striking frontage and beautiful landscaping.

Set on the first floor, your open plan kitchen/living room is bursting with natural light thanks to the generous sash windows, with rich timber flooring sweeping the length, and the high ceiling further accentuating the size. The shutters are both practical and stylish, set in beautiful symmetry over your antique-style radiators. The decor is spotless, while the kitchen area has glossy cabinets and contemporary appliances. The built-in storage will make it easy to banish clutter and enjoy the serene tone set by the previous owner.

The bedroom is just as smart, with more of pristine decor, a walk-in wardrobe and soft carpeting under foot, while the ensuite-style bathroom has smart fittings and an over-tub shower. It's all sleek enough that you can imagine you're staying in a luxury hotel while you're having a soak, bliss.

Not only can you enjoy the gorgeous 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 takeout.

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 event.

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.....

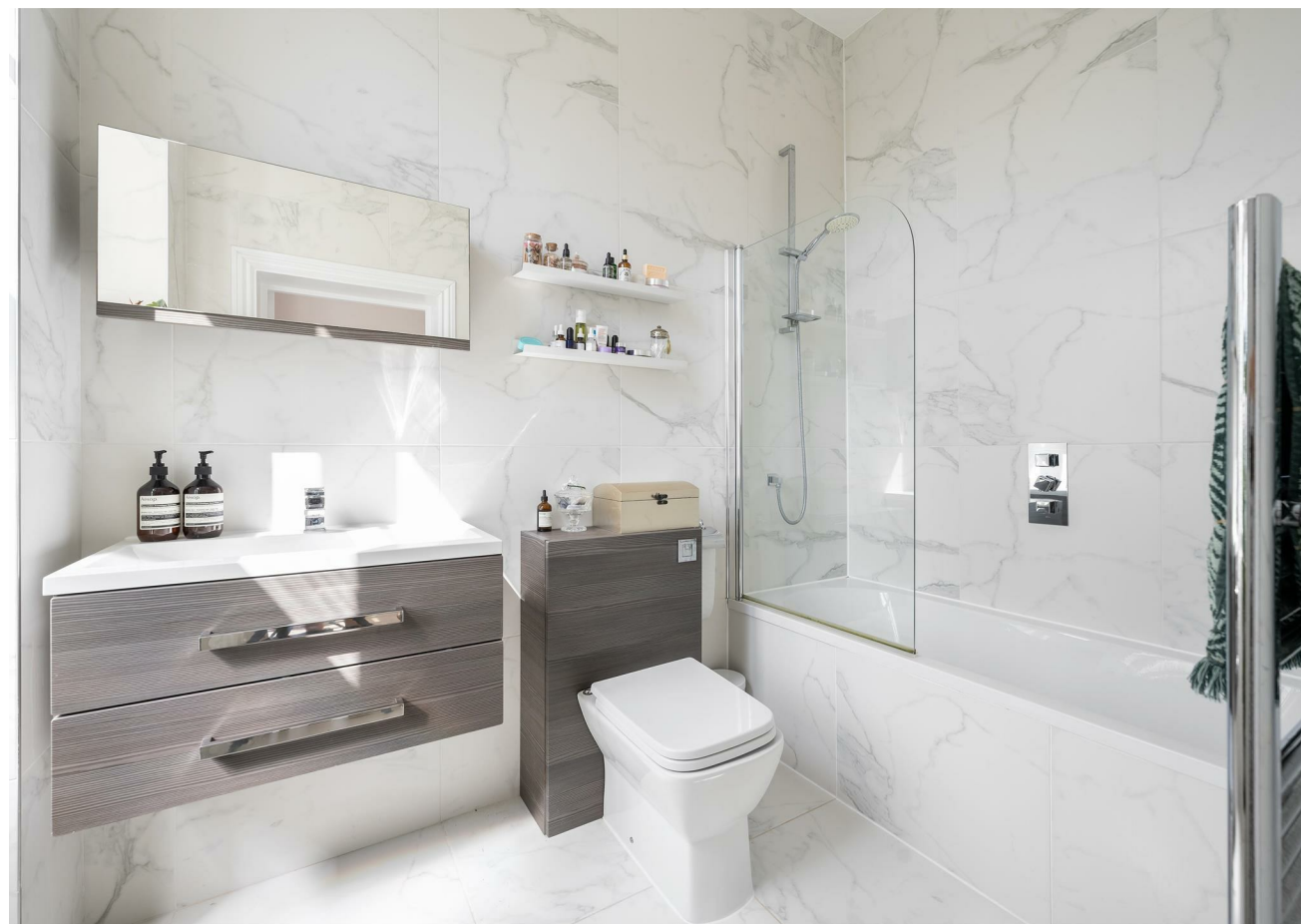
"I fell in love with Friday Hill House on my first visit! Outside of the actual building itself, my favourite features have always been the windows, high ceilings and the walk in wardrobe – a luxury I don't ever again want to live without. I spend a lot of time in the communal garden (it gets sunshine all day long), it's a place all residents sometimes get together but it's also big enough to opt out of socialising too. There's a really lovely neighbourly atmosphere at Friday Hill House, which is what adds to it being so special.

There's another park across the road, and Epping Forest and Highams Park within a 15 minute walk, which also make for really nice running routes. There are lots of really nice pubs in the area (The Larkshall has a great pub garden and food and can walk there in less than 10 mins). The commute into London on the Overground is a dream, straight into Liverpool Street makes it so easy.

I purchased this property as a first time buyer and it's become incredibly special to me, I know it'll mean just as much to the next owner(s).

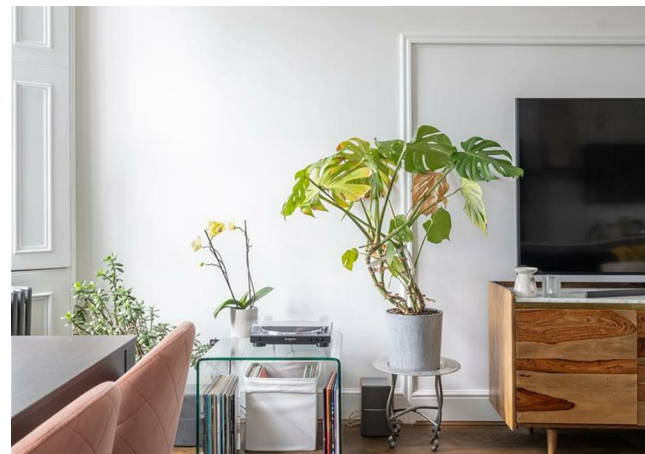
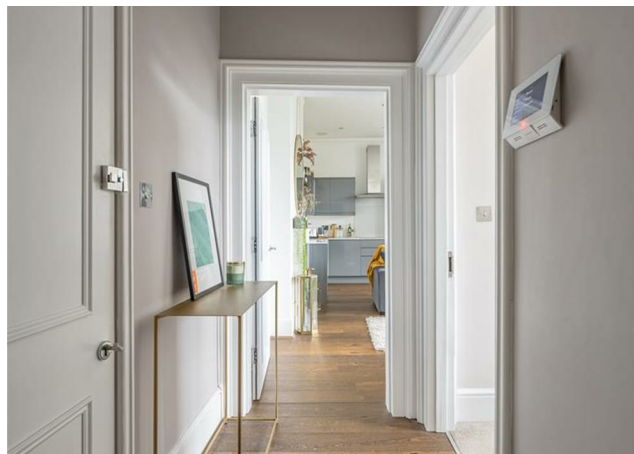
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**Kitchen/ Lounge/ Diner**

18'9" x 18'11"

**Bedroom**

9'11" x 14'7"

**Ensuite**

5'6" x 9'5"

**Dressing Room**

5'7" x 5'4"

**WC**



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