



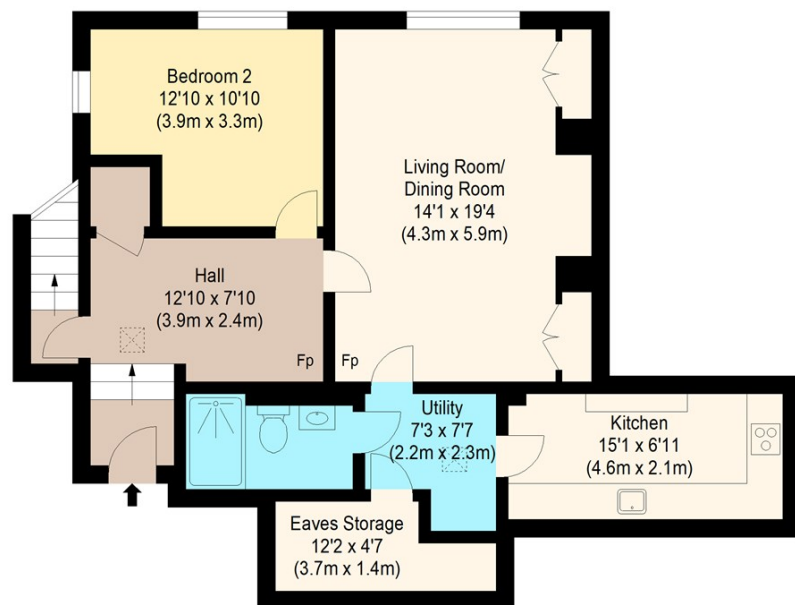
Directions

Viewings

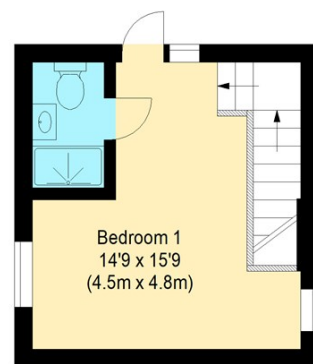
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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		EU Directive 2002/91/EC	



Second Floor



Third Floor

william rose
Friday Hill House, E4

Approximate Gross Internal Floor Area : 102.21 sq m / 1100 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 25/9/2023



8 Friday Hill House, 7 Simmons Lane, Chingford, London, E4 6JH

Offers Over £475,000

- Two bedroom apartment
- Stunning principle bedroom
- Allocated parking
- Direct access to communal gardens
- Long lease
- Split level
- Two bathrooms
- Secure entry system
- Gated development
- Building dates back to 1830's

7 Simmons Lane, London E4 6JH

A stunning two bedroom, two bathroom apartment, set over two floors. located in the historic Friday Hill House. Surrounded by mature grounds with secure parking, long lease, direct access to the communal garden and secure entry system.



Council Tax Band: E



Set in stunning private gated development of grade II listed Friday Hill House is where you'll find this beautifully appointed two-bedroom apartment. Set out over two floors and in immaculate condition.

This split level two bedroom split level apartment offers a large master bedroom with impressive vaulted ceiling and ensuite shower room. The second bedroom is a good sized double and The kitchen is fully equipped with top of the range fitted appliances, finished with quartz worktops and ample storage. There's a large entrance hallway with secure entry system leading to the main living space, with plenty of room for sofas and dining table. The family bathroom is well appointed. The property also benefits from direct access to the stunning mature communal gardens.

Friday Hill House is perfectly located in North Chingford, close to all the shops, bars, and restaurants that Station Road has to offer. Green space is within easy reach, both Pimp Hall Park and Hatch Forest are just a short walk away as is the wider Epping Forest. Chingford over ground station is under a mile away and will have you in Liverpool Street in around 25 minutes. You will also have easy access to both the M25 and the M11 road links.

Lease: 121 Years
Service Charge: £2600
EPC: D