



Friday Hill House, Chingford, E4 6JH

Guide Price £450,000 - £475,000

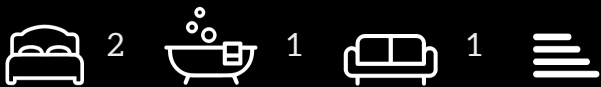
- Two Bedroom Ground Floor Apartment
- Spacious Living/Dining Room
- Bespoke Fitted Kitchen With Appliances & Quartz Worktops
- Gated Development With Stunning Communal Grounds
- Grade II Converted Friday Hill House
- Parquet Flooring Throughout & High Ceilings
- Main Bedroom With En Suite Shower Room
- Remaining Lease 120 years / Ground Rent £350pa / Service Charge £2,000pa

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Caplen Estates welcomes to the market this Grade II listed Friday Hill House, Chingford. This stunning ground floor apartment was converted in 2019.

Set within this exclusive gated development, the building originates from 1839 and boasts beautiful communal grounds and original features. When entering the apartment you are met by an entrance hall with parquet flooring, which sweeps through the entire property. The spacious Living/Dining Room is bright, airy and benefits from high ceilings and original sash windows. The bespoke fitted kitchen is compact with fitted appliances, ample storage and quartz worktops.

The main double bedroom boasts original beams with vaulted ceilings, fitted wardrobes, modern shower room with a further second double bedroom. Additionally the family bathroom is fully tiled, there is a separate utility room cupboard and the apartment benefits from one allocated parking space. Call our sales to to arrange a viewing. Lease Remaining 120yrs / Ground Rent £350 / Service Charge £2,000pa (insurance not included in the service charge, this would be £1479.64).



Council Tax Band: E



Living Room

6.19 x 5.69 (20'3" x 18'8")

Kitchen

1.60 x 4.59 (5'2" x 15'0")

Bathroom

2.61 x 1.67 (8'6" x 5'5")

Utility

1.32 x 1.44 (4'3" x 4'8")

Bedroom One

4.03 x 4.27 (13'2" x 14'0")

En-suite Shower Room

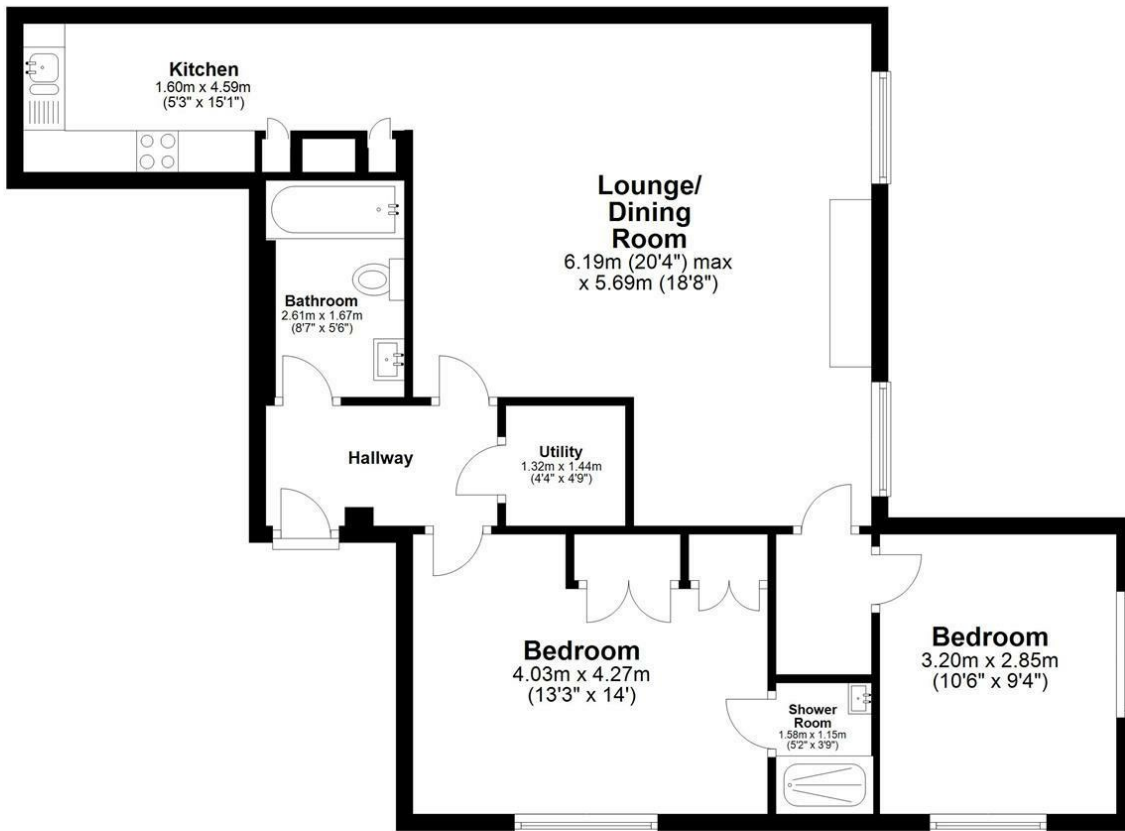
1.58 x 1.15 (5'2" x 3'9")

Bedroom Two

3.20 x 2.85 (10'5" x 9'4")

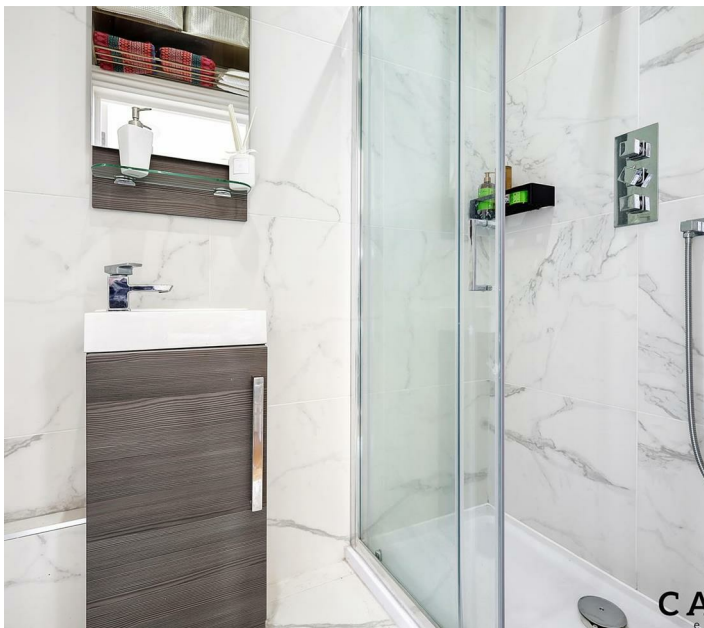
Ground Floor

Approx. 78.2 sq. metres (841.9 sq. feet)

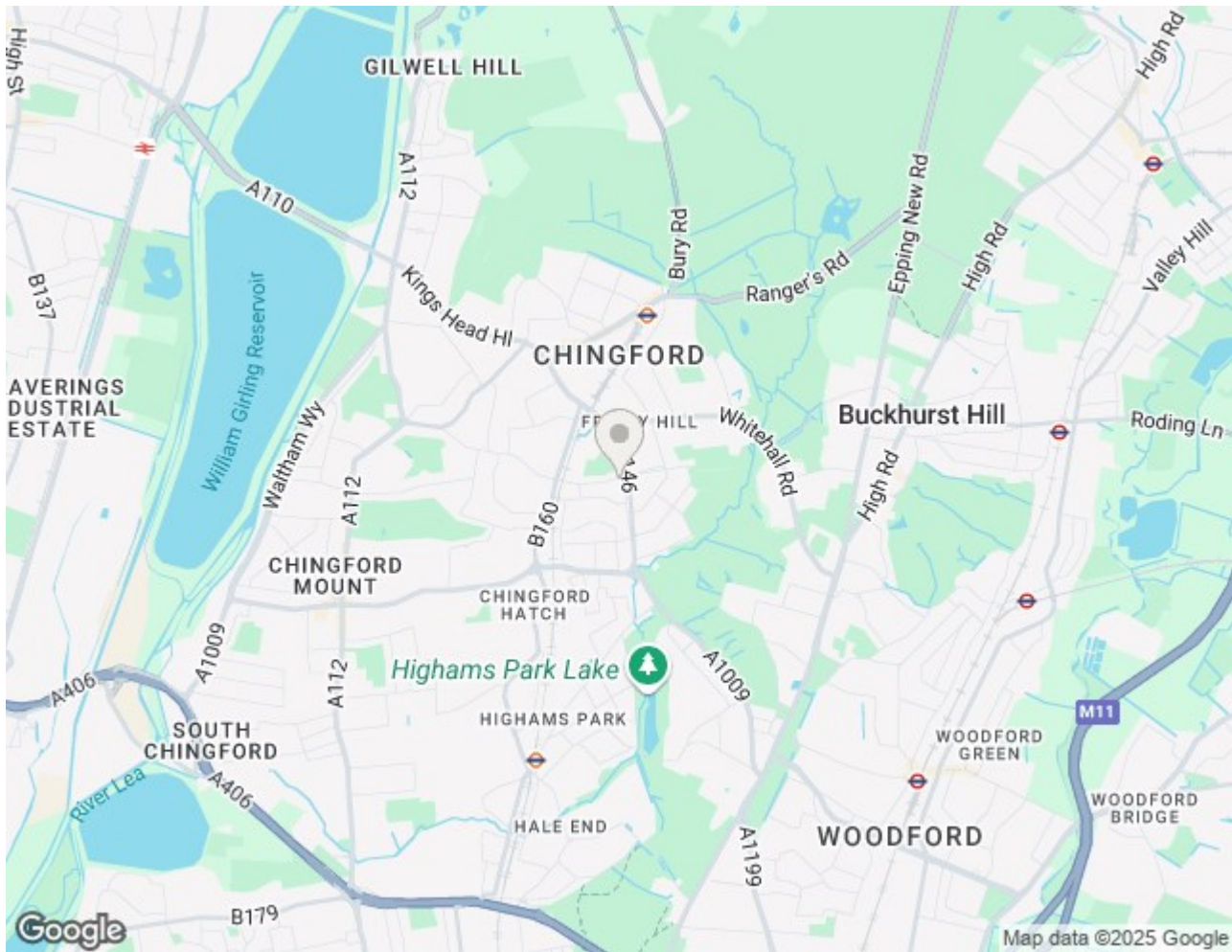


Total area: approx. 78.2 sq. metres (841.9 sq. feet)

Friday Hill House







EPC Rating:

Council Tax Band

E

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.