

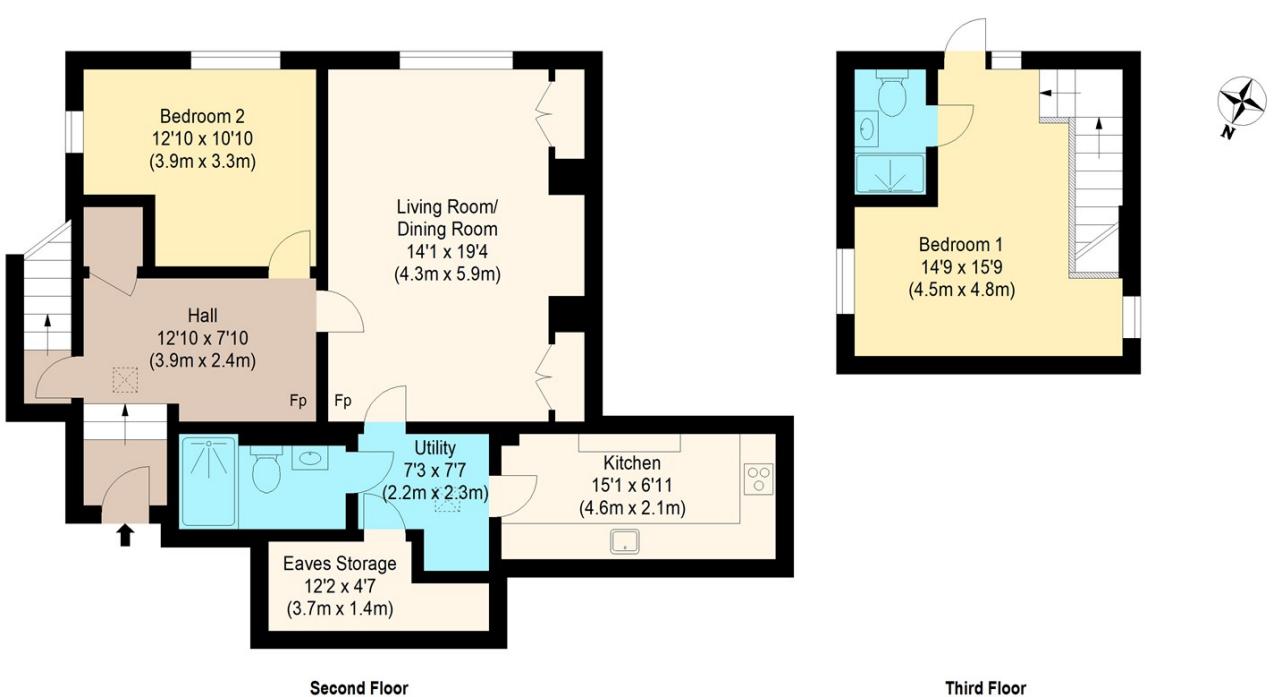
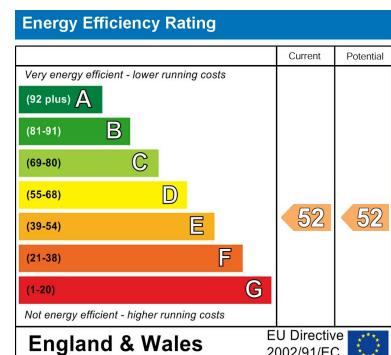
## Directions

## Viewings

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

## EPC Rating

E



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



Certified  
Property  
Measure

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.

ipplus.com

Date: 25/9/2023



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

Offers In Excess Of £525,000

- 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

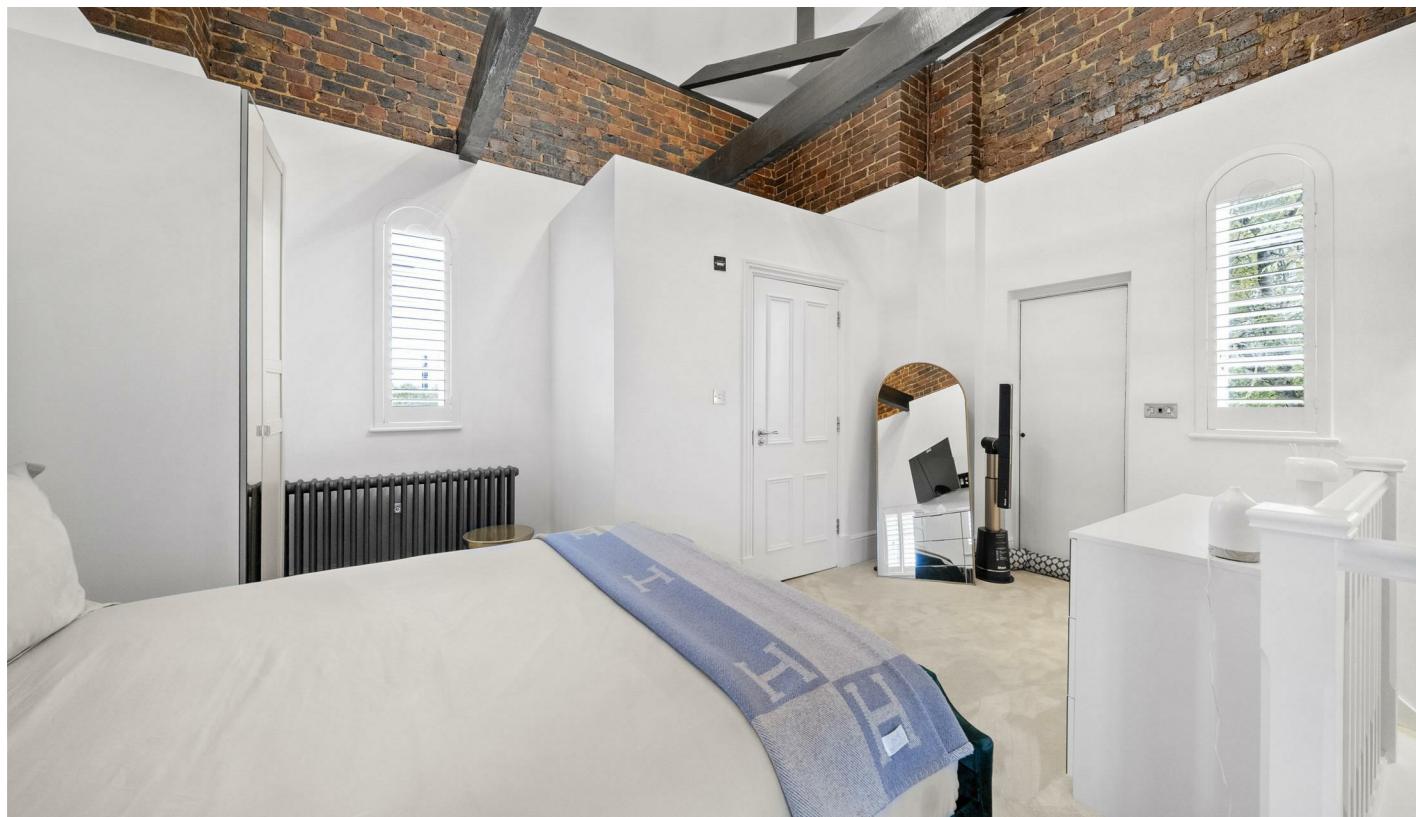
# Flat 8, Friday Hill House 7 Simmons Lane, London E4

£14

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 dinning 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

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.