



Simmons Lane, North Chingford, E4 6JH

£550,000  Coultons

PROPERTY SUMMARY

Set in this stunning private gated development of Grade II Listed Friday Hill House is where you'll find this beautifully appointed two-bedroom self contained apartment. The property is in the mews section of the development and has been tastefully decorated and finished to a very high standard. The property benefits from two bedrooms with direct access onto a beautiful modern fitted Jack & Jill bathroom, a spacious living room with stairs which lead down to the contemporary fitted kitchen with integrated appliances, quartz work top and dining area. Further benefits include own front door, high back skirting boards, sash windows, stunning curved brick feature ceilings, guest WC, own private terrace which leads onto the expansive mature communal gardens and allocated parking space right outside the front door.

We have been advised the remaining lease in approximately 118 years with an annual ground rent of £350, annual service charge of £2000 and annual insurance of £1400.

Friday Hill House is situated within easy reach of the shopping area of Station Road with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find Pimp Hall Park across the as well as the vast green scenic spaces of Epping Forest nearby to explore for when you fancy a tranquil walk.

In our opinion this property will make an excellent home as well as for entertaining guests and must be seen to be fully appreciated.

2



1



1

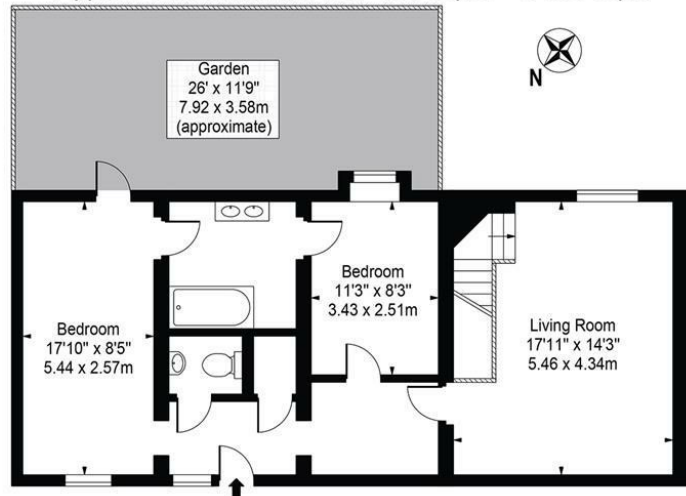




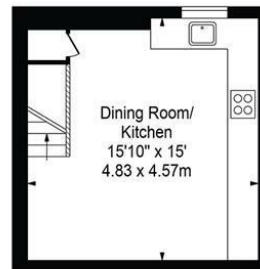




Friday Hill House,
Simmons Lane, North Chingford, E4 6JH
Approx. Gross Internal Area 980 Sq Ft - 91.04 Sq M



Ground Floor



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Waltham Forest

TENURE

Leasehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk