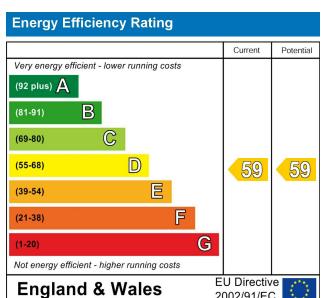
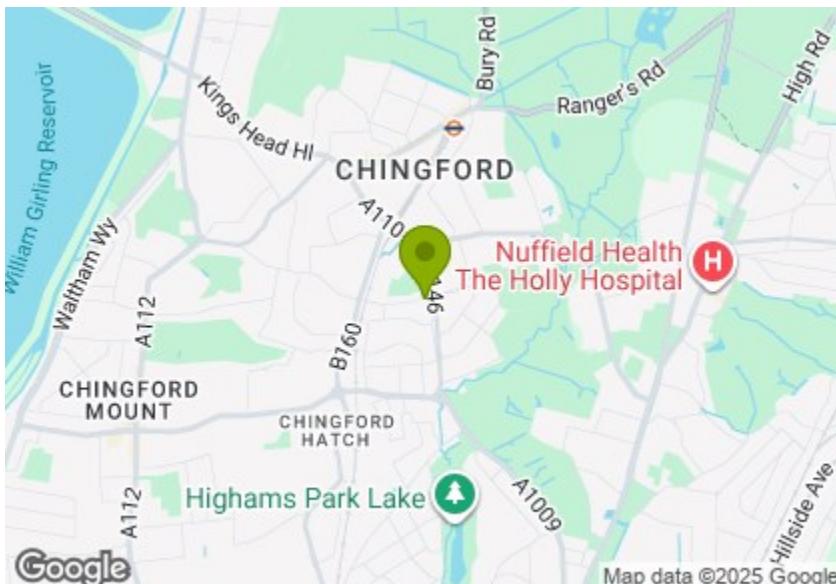


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Total Area: 131.5 m² ... 1415 ft² (excluding void)
All measurements are approximate and for display purposes only.



SIMMONS LANE, CHINGFORD
Offers In Excess Of £575,000 Leasehold
2 Bed Apartment



Features:

- Stunning Two Bedroom Apartment
- Split Level
- Approx. 1415 Square Foot
- Moments from Epping Forest
- Two Bathrooms
- Utility Room and Separate WC
- Large Communal Gardens
- Allocated Parking Spot
- Easy Access to Chingford and Highams Park

This beautifully presented split-level, two-bedroom, two-bathroom apartment is set within the Grade II listed Friday Hill House – an impressive period conversion within easy reach of both Chingford and Highams Park, and moments from the ancient woodlands of Epping Forest.

Spanning an impressive 1,415 square feet, the home comes with an allocated parking space and access to beautifully maintained communal gardens. Inside, you'll find immaculate interiors, high ceilings, elegant period features, and an abundance of natural light throughout. Practical additions like a downstairs WC and a separate utility room complement the two main bathrooms, ensuring comfort and convenience in equal measure.

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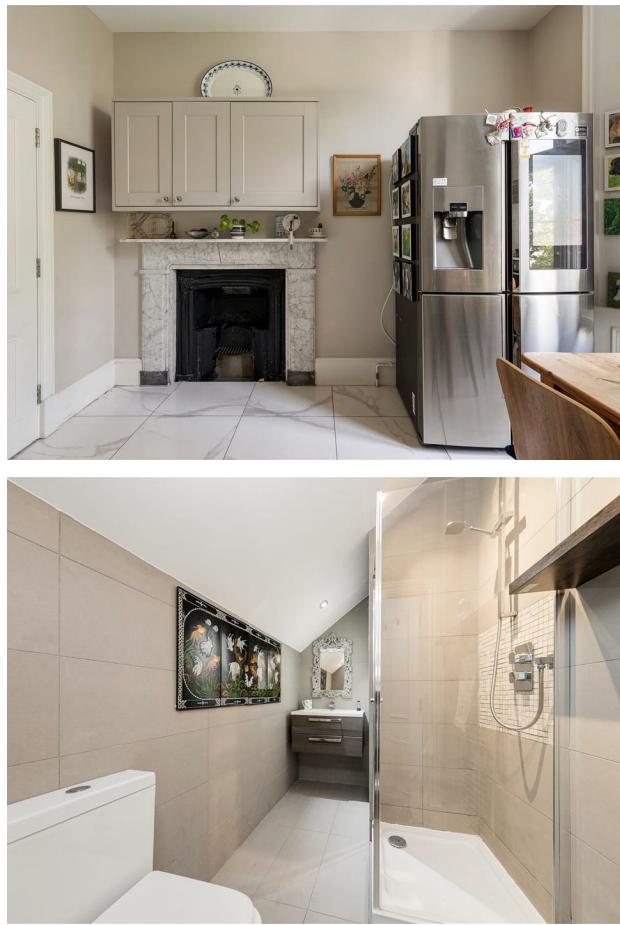
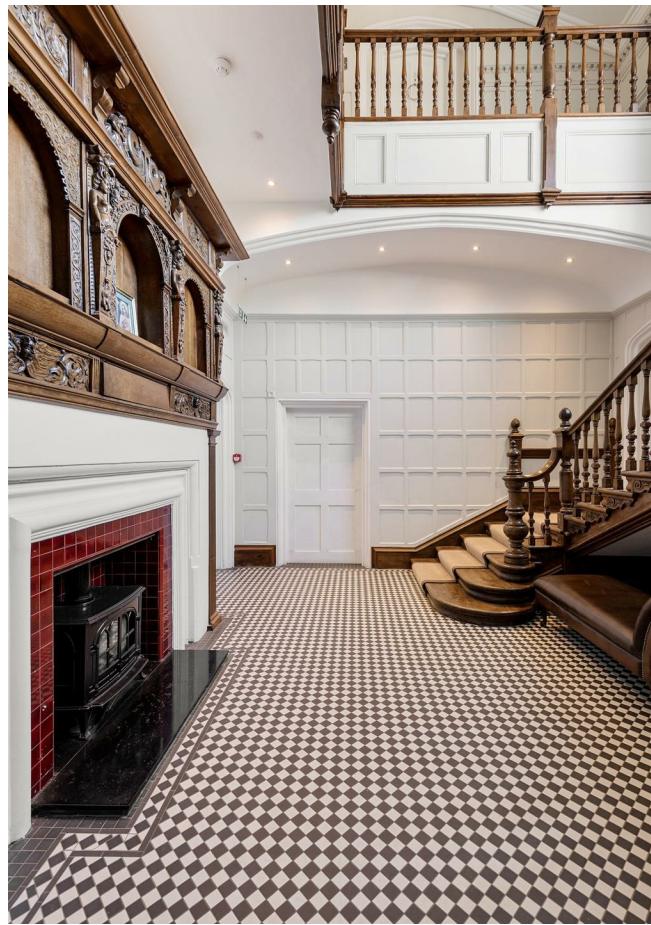
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IF YOU LIVED HERE...

It'll be a long time before the novelty of arriving at the magnificent Friday Hill House wears off. This Grade II listed former manor, with its striking façade and landscaped grounds, is one of Chingford's most iconic buildings – a rare chance to live in a piece of local history.

Inside the grand communal entrance, the elegant shared space sets the tone. Your apartment continues the charm... In the bright, characterful reception room, you'll find high vaulted ceilings, generous sash windows, and period details like exposed brickwork, antique-style radiators and beams.

The spacious kitchen blends tradition and modern style, with smart units, high spec appliances, and another period mantle. A separate utility room and guest WC add practicality.

Downstairs, the first bedroom is calm and inviting, with a bay window and soft palette. A sleek bathroom sits nearby, while upstairs the mezzanine offers a relaxed living area and a second charming bedroom with built-in storage and another smart

bathroom.

Outside, enjoy the beautifully maintained communal gardens, or explore the nearby woodlands of Epping Forest. Chingford Station is under a mile away, getting you to Liverpool Street in around 30 minutes, with Highams Park also close by.

Locally, enjoy fantastic food and drink at Royal Forest, now part of Raymond Blanc's Heartwood Collection, or try the Rusty Bike for Thai and Sushi Monster upstairs for playful, fresh Japanese dishes. Pimp Hall Park, just metres away, is home to the beloved nature reserve as well as a play area.

WHAT ELSE?

- Parents will be pleased to know that there are some fantastic primary and secondary schools in the area – one of the reasons why Chingford is so popular with young families.
- 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 1.1 miles away.



A WORD FROM THE EXPERT....

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half an hour. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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Reception Room
19'8" x 16'0"

Kitchen
11'4" x 11'0"

Bathroom
8'9" x 6'3"

WC

Utility Room
6'8" x 3'8"



Bedroom
18'3" x 16'4"

Void
17'10" x 16'3"

Mezzanine
18'5" x 17'10"

Bathroom

Bedroom
13'4" x 10'2"



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