

**3, Clarks Mews 10C Hemnall Street, Epping, CM16 4LW**

**Asking price £400,000**

Edward Taub are delighted to offer this first floor apartment located close to the high street, shops and station of the historic market town of Epping. With an extremely spacious living room with open plan contemporary fully applaned kitchen. Two double size bedrooms and luxury bathroom, the property has been fitted and finished to the highest of standards and early viewing is recommended to appreciate the quality on offer.

Further benefits are double glazing, alarm system and allocated covered parking.

EPC:C

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)

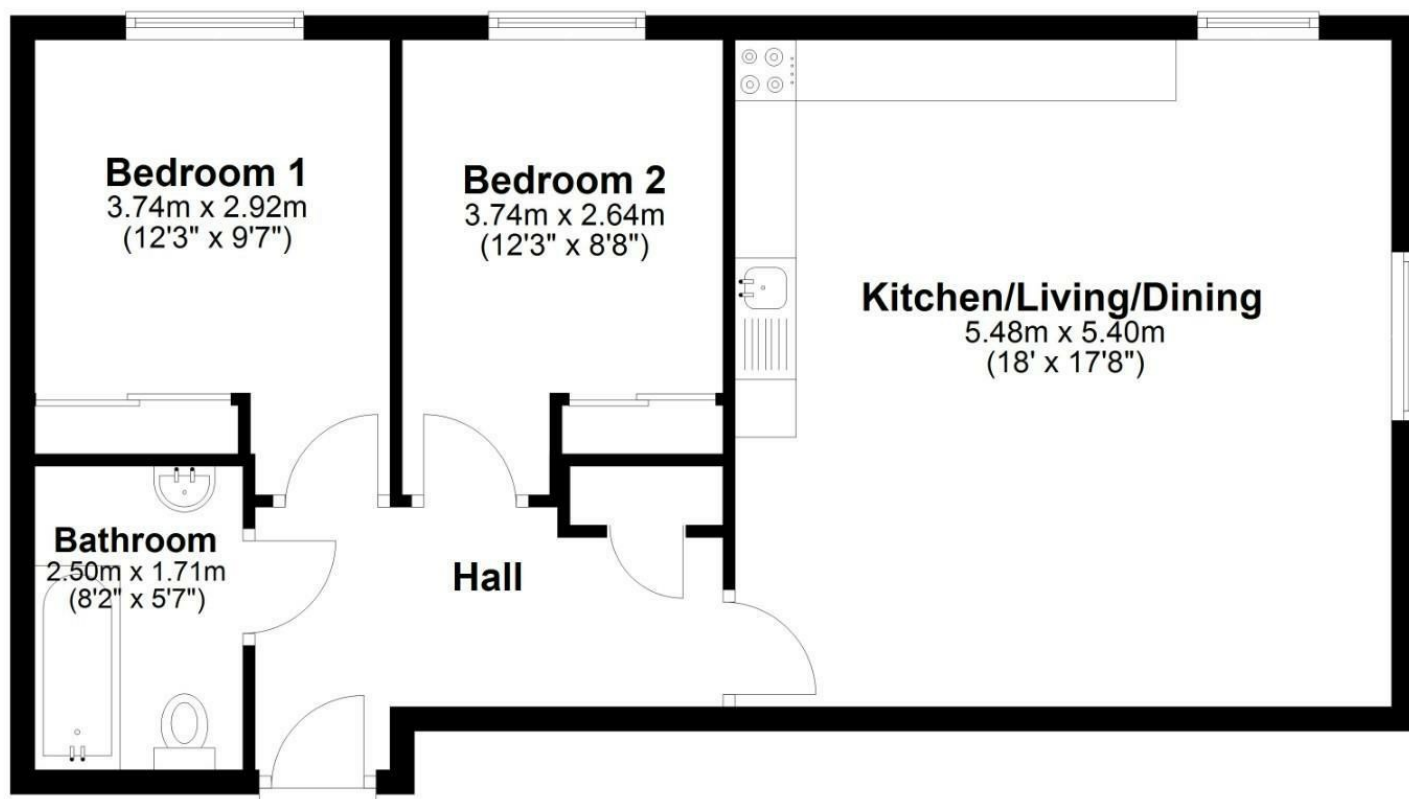
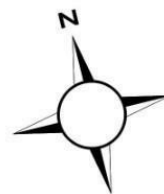


### 3, Clarks Mews 10C Hemnall Street, Epping, CM16 4LW

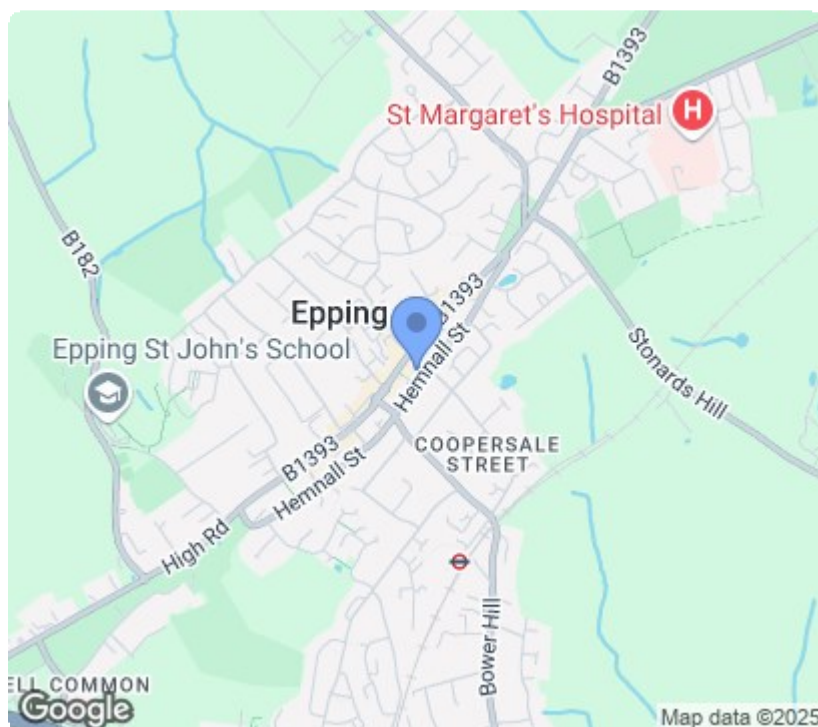


## First Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



Total area: approx. 62.6 sq. metres (674.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)

