



Piercing Hill, Epping, CM16

BUTLER  STAG





**This exceptional three-bedroom duplex penthouse offers 1,808 sq ft of luxurious living space, set within an elegant Victorian building that was expertly remodelled in 2013.**



## Leasehold

- Three Bedroom Penthouse Apartment
- Three Bathrooms
- Two Car Parking Spaces
- Spacious Kitchen/Dining Area
- Stunning Throughout
- Lift & Stairway

Originally dating from 1870, the building blends classic period charm with modern sophistication, and this particular apartment — the largest in the development — is a rare opportunity to own a truly unique home in the heart of Theydon Bois.

Lovingly maintained by its current and only owners for the past 11 years, the property spans two beautifully designed floors, with bright, airy interiors, generous proportions, and a sense of quiet refinement throughout. From the moment you enter, the space offers an immediate feeling of comfort, quality, and understated elegance.

Positioned just a short walk from the picturesque village green, this penthouse enjoys the best of village life, with an excellent selection of restaurants, pubs, independent shops and cafés all within easy reach. Theydon Bois Central Line station is just minutes away on foot, providing direct access into the City and West End, making it ideal for commuters or those seeking a refined base close to London.

Surrounded by the natural beauty of Epping Forest and open countryside, this property combines peaceful, scenic living with unrivalled convenience. Whether you're looking for a full-time residence or a luxurious retreat, this is a truly special home in an enviable location — stylish, spacious, and wonderfully serene.







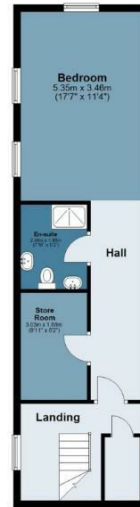


## Coopers Court

Approx. Gross Internal Area 163 sq. metres (1754.3 sq. feet)



**Third Floor**  
Approx. 47.6 sq. metres (510.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.