

Daniel  
Frank





## Flat 12 Edmunds House 40-42 Hemnal Street

A spacious chain free two-bedroom second floor apartment in prime Epping location. Welcome to Edmunds House, a beautifully presented two-bedroom, two-bathroom second floor apartment perfectly positioned between Epping High Street and Epping Central Line Station. Ideal as a first-time purchase or buy-to-let investment, this immaculate home offers modern living with fantastic convenience.

Step inside to a welcoming hallway with handy storage, leading to a bright and airy open-plan living space, thoughtfully designed for relaxing, dining, and cooking. The adjoining fitted kitchen features integrated appliances and stylish cream cabinetry.

The principal bedroom boasts built-in wardrobes and a private en-suite shower room and the second double bedroom is generously sized, accompanied by a sleek main bathroom suite.

Additional benefits include double glazing throughout and secure, allocated parking behind a remote-controlled gated entrance, providing peace of mind for your vehicle.

Nestled on Hemnal Street just off Station Road, this apartment offers unparalleled access to everything Epping has to offer. Enjoy a short stroll to the Central Line station, local cafes, restaurants, shops including an M&S Foodhall, and beautiful green spaces nearby.

Currently let at £1,300 PCM, this property presents a fantastic opportunity for investors or those seeking a comfortable home in a thriving commuter hotspot.

Lease remaining - 123 years.  
Service charge - £2990.00 per annum.

**Tenure** Leasehold  
**Council** Epping Forest





Your Next Chapter



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### Second Floor

Total Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		

