



## High Street, Epping, CM16 4AE

\* DUPLEX APARTMENT \* ABOVE SHOP ON HIGH STREET \* NEW TO MARKET \* ALLOCATED PARKING \* PRIME LOCATION \* THREE DOUBLE BEDROOMS \* 800 METERS TO TUBE STATION \*

Millers lettings are please to present this freshly re-decorated three-bedroom duplex perfectly located on Epping High Street. Finished in fresh neutral tones throughout, the property combines bright interiors with a practical and well-designed layout perfect for families or professionals seeking a high-quality home in a prime location.

As you enter the property, the newly finished kitchen sits to your right. It features sleek modern units, ample worktop space, and room for dining, making it both practical and stylish. Directly ahead, the generous living area offers a bright, open space ideal for relaxing or entertaining, with large windows that fill the room with natural light and provide a welcoming feel.

A staircase leads to the upper floor, where you'll find three well-proportioned double bedrooms. The largest bedroom is located to the left at the top of the stairs and offers a spacious and peaceful retreat. The family bathroom has been fully refreshed with modern fittings, while the remaining two bedrooms also provide comfortable and versatile living space — ideal for children, guests, or a home office setup.

\*\* The property is AVAILABLE from the 15th NOVEMBER on an UNFURNISHED BASIS \*\*

Positioned directly on Epping High Street, the property enjoys immediate access to a variety of shops, cafés, and restaurants. Epping Underground Station (Central Line) is within easy walking distance, offering direct connections into London, while local parks and green spaces provide a perfect escape for weekend strolls.



**£1,795 Per Calendar Month**

- THREE DOUBLE BEDROOMS
- 800 METERS WALK TO STATION
- SPLIT LEVEL "DUPLEX" APARTMENT
- EPPING HIGH STREET LOCATION
- GAS CENTRAL HEATING
- AVAILABLE NOW
- ALLOCATED PARKING SPACE
- NEWLY REFURBISHED KITCHEN
- UNFURNISHED BASIS

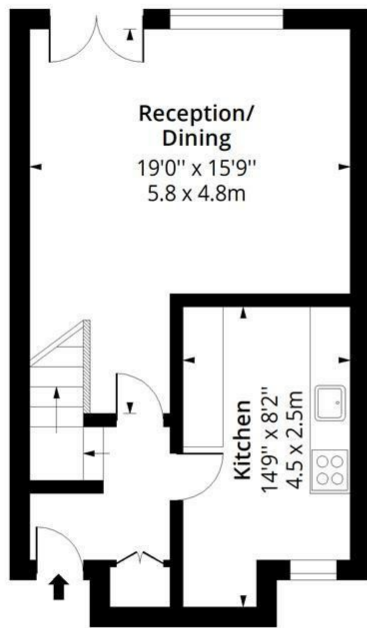
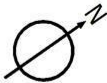




MILLERS  
LETTINGS

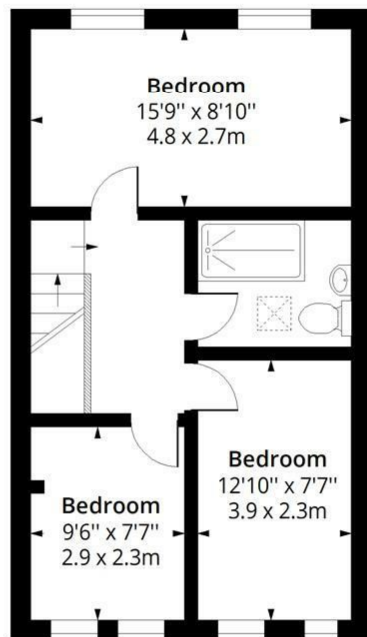
# High Street, CM16

Approx. Gross Internal Area 890 Sq Ft - 82.68 Sq M



## First Floor

Floor Area 430 Sq Ft - 39.95 Sq M



## Second Floor

Floor Area 460 Sq Ft - 42.73 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 11/7/2025

## Property Dimensions

### FIRST FLOOR

#### Entrance Hallway

Kitchen 14'9" x 8'2" (4.5 x 2.5)

Living Area 19'0" x 15'8" (5.8 x 4.8)

### SECOND FLOOR

Bedroom one 16'0" x 8'10" (4.9m x 2.7m)

#### Family Bathroom

Bedroom two 12'9" x 7'6" (3.9 x 2.3)

Bedroom three 9'6" x 7'6" (2.9 x 2.3)

### EXTERNAL AREA

**TERM :** An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

**DATE :** The earliest date that a successful client could move into the property will be NOW subject to terms conditions and references.

**HOLDING DEPOSIT :** The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

**DEPOSIT :** The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

**FURNITURE :** The property is available on an UNFURNISHED basis, with all white goods.

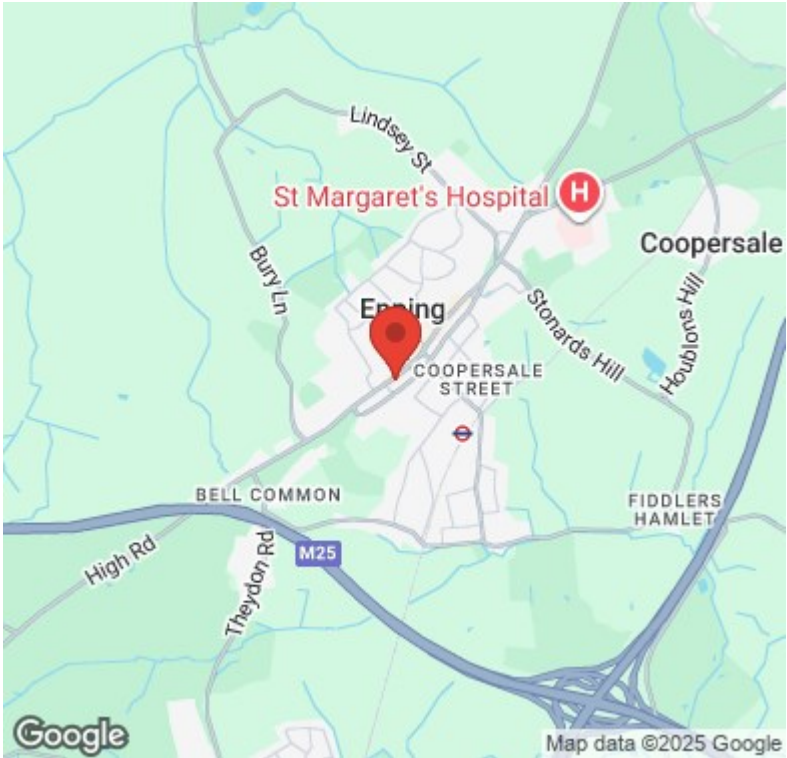
**UTILITY BILLS :** Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

**COUNCIL TAX:** The council tax band is C



Directions

START: Millers Estate Agents, 229 High Street, Epping, CM16 4BP. Proceed along the High Street (B1393) towards The Church. Continue through two mini roundabouts. Proceed a short distance, passing Tesco on your right. Look for the dry cleaners on your left; the flat is located above it. ARRIVE: High Street, Epping, CM16 4AE.



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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.