



WHERE STANDARDS MATTER

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Dylan House, High Street, Epping, CM16

Nestled discreetly behind the High Street in Epping is this Penthouse apartment which has been built to an extremely high standard. It is within a moment's walk of Tesco supermarket, the High Street shops, boutiques, cafés, bars and restaurants. Leisure center and only a short walk to Epping Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and DLR) and on to The City and West End of London. The property boasts on having two double bedrooms, each with an En-suite and a balcony. There are three further balconies leading from the Lounge along with a Kitchen and Dining area. The kitchen is fitted to an exceptionally high standard, with white goods. Modern bathrooms and also a guest cloakroom. The property also benefits from gas central heating and an allocated parking space. Available 7th October 2026. EPC B Council tax band E

Rent: £2,100 - Monthly



Dylan House, Epping, CM16

Reception 1

3.96m (13') x 3.66m (12')



Reception 2

4.88m (16') x 3.96m (13')



Kitchen

3.05m (10') x 2.13m (7')



Bedroom 1

3.96m (13') x 3.66m (12')



Bathroom 1

2.44m (8') x 1.83m (6')



Bedroom 2
3.66m (12') x 3.35m (11')



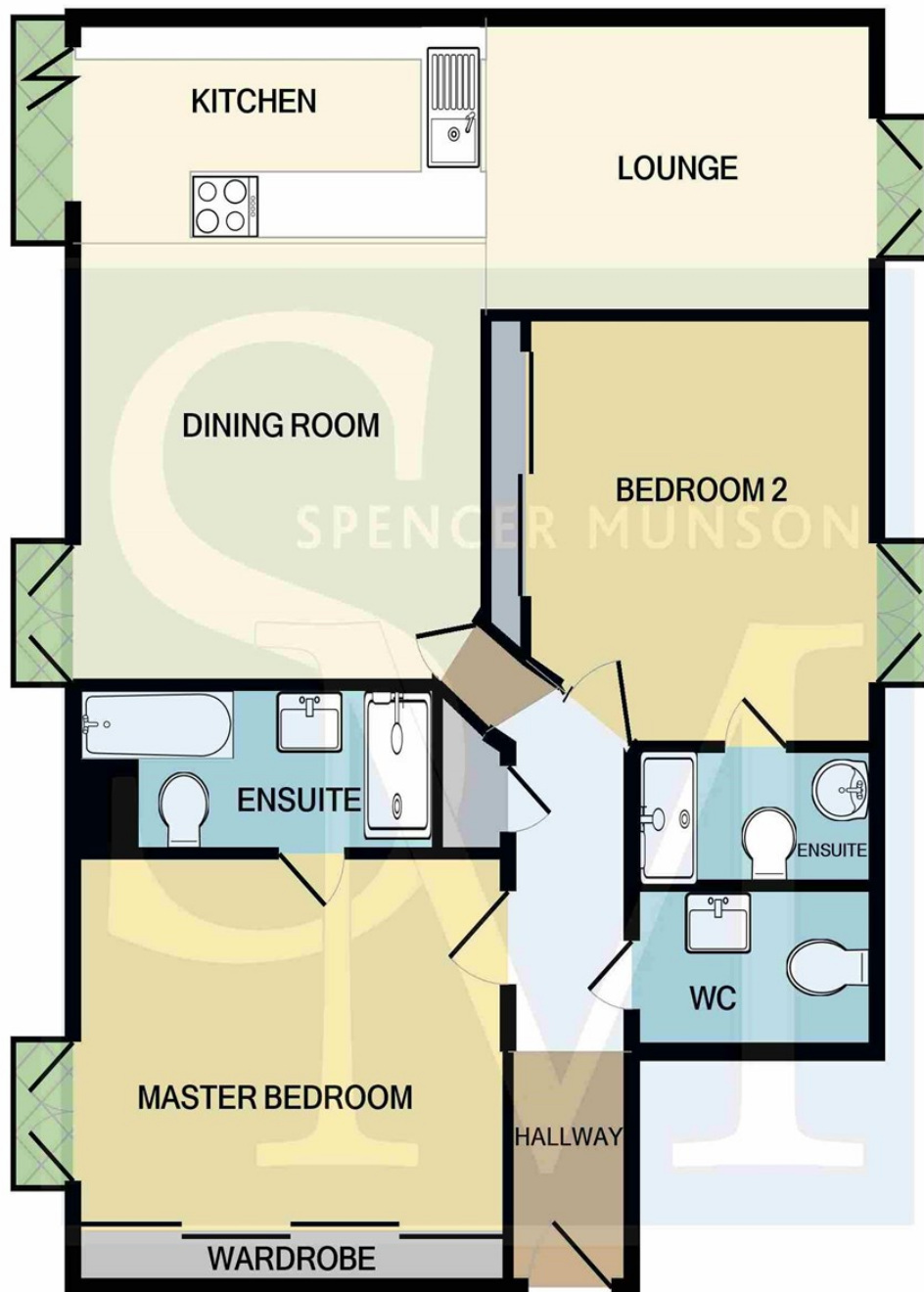
Bathroom 2
1.52m (5') x .61m (2')



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	82
69-80 C		
55-68 D		
39-54 E		
21-38 F		
4-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive		
2002/91/EC		

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.