



WHERE STANDARDS MATTER

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Dylan House, High Street, Epping, CM16

A lovely large apartment situated in the heart of Epping within a moment's walk of the range of shops, boutiques, Tesco's, M&S Simply Food, cafés, restaurants and also, according to google, it is only an 8 minute walk to Epping Central Line station with direct access to Stratford and on to the City and West End of London. This superb home has a large open plan lounge and kitchen, two double bedrooms, one en-suite shower room and family bathroom/wc. It further benefits from underfloor heating, double glazing, video entry phone and one allocated parking bay in the parking area approached via electric security gates. Available 21st April, EPC Rating B. Council tax D

Rent: £1,795 - Monthly



Dylan House, Epping, CM16

Reception 1,795

4.57m (15') x 4.57m (15')



Kitchen



Bedroom 1,795

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



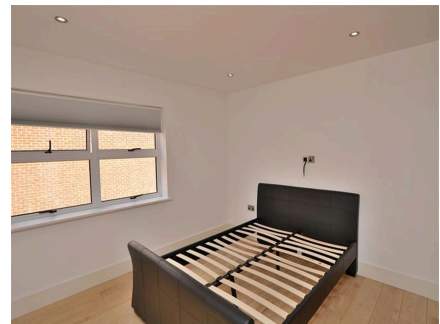
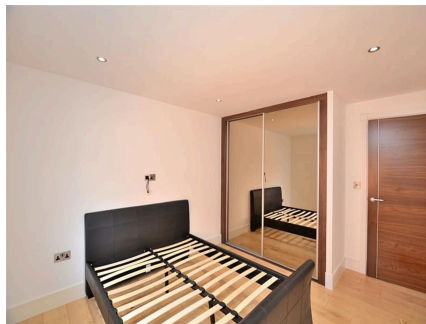
En-Suite

1.83m (6') x 1.52m (5')



Bedroom 2

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



Bathroom 1,795

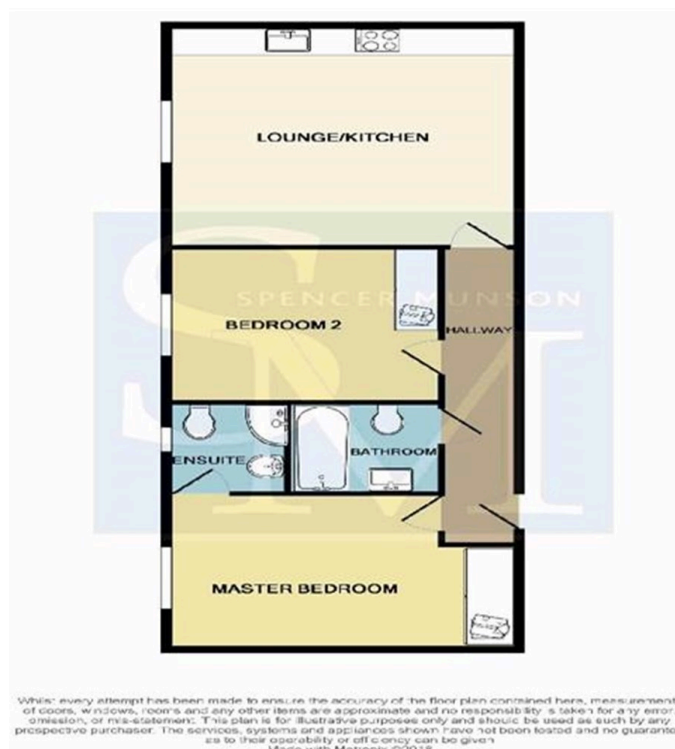
1.83m (6') x 1.83m (6')



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| 92-100 | A | | |
| 81-91 | B | 83 | 83 |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Disclaimer

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.