





## Purlieu House 11 Station Road Epping, CM16 4HA

A beautifully presented one-bedroom apartment ideally located just moments from the heart of Epping High Street and only 0.4 miles from Epping Station, offering excellent transport links into London.

The property features a bright and open plan kitchen and living area creating a modern and inviting space perfect for both relaxing and entertaining. The contemporary kitchen is stylish and well-equipped. Additional benefits include a handy storage cupboard.

The double bedroom is generously sized and filled with natural light, while the modern bathroom is finished to a high standard.

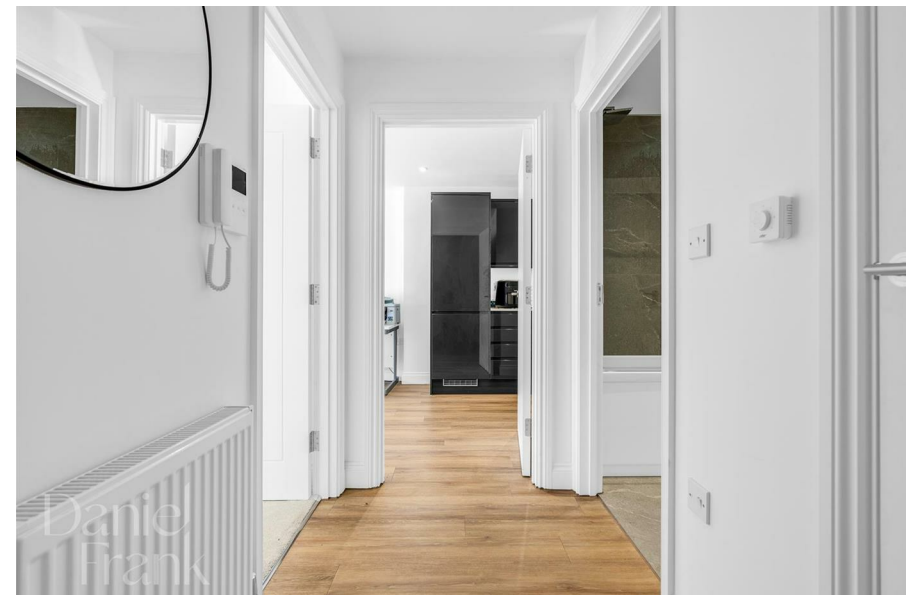
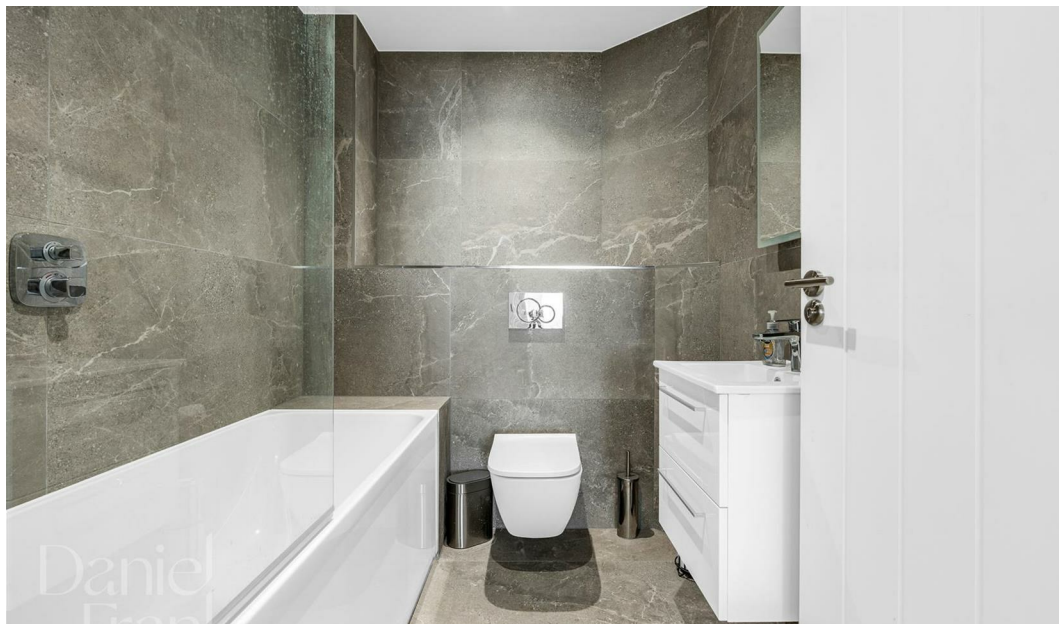
This apartment is situated on the second floor of the building and a lift serves the building up to the second floor, providing convenient access.

Perfectly positioned within easy reach of local shops, restaurants, and amenities, this property is ideal for first-time buyers or investors alike.

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

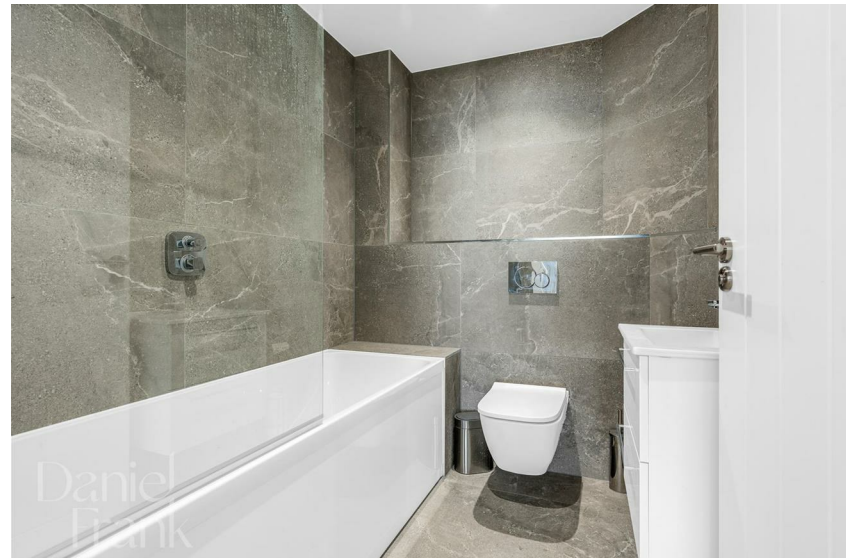






Your Next Chapter





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**Second Floor**  
Area: 49.3 m<sup>2</sup> ... 531 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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This property provides excellent access to central London, with both The City and West End within easy reach. The area also offers an abundance of outdoor activities, with Epping Forest and open countryside nearby for biking, running, or leisurely strolls. Epping High Street is within close proximity, offering a wide range of amenities, including restaurants, cafes, boutiques, and both Tesco and M&S supermarkets. The property is offered with a chain-free sale and is also close to excellent local schools, both private and public, for primary and secondary education.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 87      | 87        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

