MILLERS

LETTINGS

# High Street, Epping, CM16 4BP

* GROUND FLOOR MAISONETTE * BEHIND HIGH STREET * NEW TO MARKET * ALLOCATED PARKING * PRIME LOCATION * TWO BEDROOMS * CLOSE TO TUBE STATION *

Millers Lettings are pleased to present this freshly redecorated two-bedroom maisonette, ideally positioned just off Epping High Street. Finished in crisp white tones throughout, the property offers bright, contemporary interiors and a well-planned layout—perfect for professionals seeking a high-quality home in a prime location.

Upon entering, you are welcomed into a bright open-plan living area with a stylish blue integrated kitchen. This inviting space is ideal for both relaxing and entertaining, enhanced by large windows that flood the room with natural light and create a warm, airy atmosphere.

Stairs lead to the upper floor, where the accommodation continues with two bedrooms. The principal bedroom, located to the right at the top of the stairs, provides a calm and comfortable retreat. The second bedroom is a well-proportioned single room, ideal for use as a home office or child's bedroom. The family bathroom has been fully refreshed and features modern fittings along with a contemporary walk-in shower.

** The property is AVAILABLE from the 7th FEBRUARY 2026 on an UNFURNISHED BASIS **

Positioned off 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.

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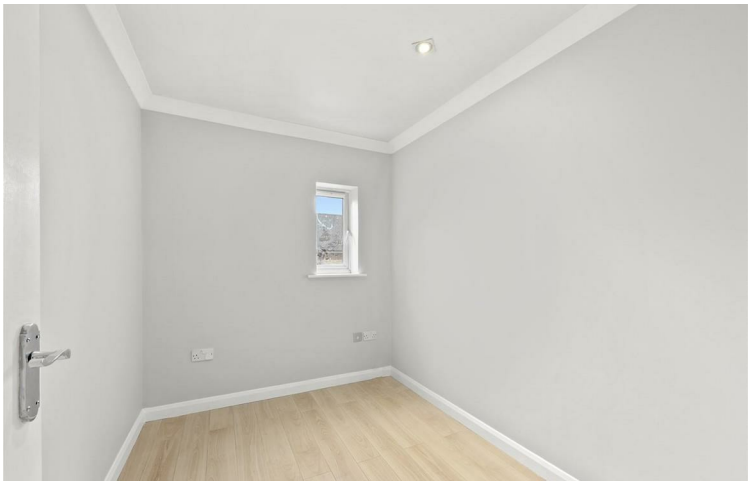
**£1,450 Per Calendar Month**

- FRESHLY REFURBISHED
- 800 METERS WALK TO STATION
- MASIONETTE
- JUST OFF EPPING HIGH STREET
- NEWLY REFURBISHED KITCHEN
- AVAILABLE 7TH FEBRUARY 2026
- ALLOCATED PARKING SPACE
- TWO BEDROOMS
- UNFURNISHED BASIS



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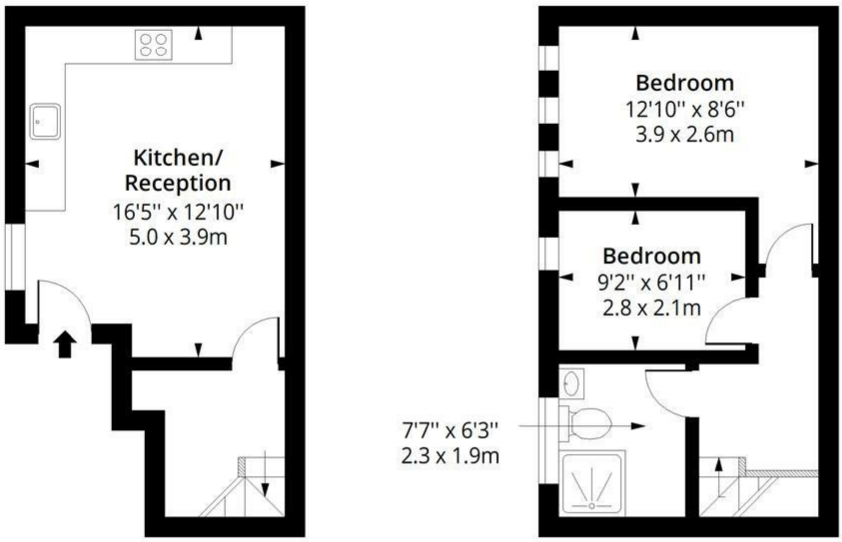
# High Street, CM16

Approx. Gross Internal Area 563 Sq Ft - 52.30 Sq M




## Ground Floor

Floor Area 252 Sq Ft - 23.41 Sq M

## First Floor

Floor Area 311 Sq Ft - 28.89 Sq M

Certified Property Measurer

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.

lpaplus.com

Date: 27/1/2026

## Property Dimensions

| | |
|---|---|
| **GROUND FLOOR** | |
| **Living area/Kitchen** | 16'5" x 12'10" (5.00m x 3.91m) |
| **SECOND FLOOR** | |
| **Bathroom** | 7'6"x.6'2" (2.3x.1.9) |
| **Second bedroom** | 9'2" x 6'10" (2.8 x 2.1) |
| **Main bedroom** | 12'9" x 8'6" (3.9 x 2.6) |
| **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 7th February 2026 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.

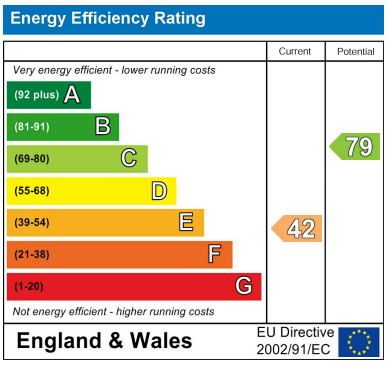
DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

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 E

## Directions




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.

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