



WHERE STANDARDS MATTER

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High Street, Epping, CM16

Luxury Two double bedroom duplex apartment situated on Epping High Street. This has been finished to an extremely high standard and is situated in a fantastic location in the center of Epping within walking distance of Tesco's supermarket, boutiques, shops, bars, cafes and restaurants and only a short walk to Epping Central Line station with direct access to Stratford (Westfield shopping, Olympic Park and connection to the DLR and Mainline networks) and onto The City and West End of London. This property comprises of a large open planned living space with a fitted kitchen and cloakroom toilet. On the first floor there are two double bedrooms both with en-suite bathrooms and built in wardrobes. The property benefits from one allocated parking space. Available now on an unfurnished basis. EPC Rating B. Council Tax D

Rent: £1,850 - Monthly



Dylan House, High Street, Epping, CM16

Reception

7.92m (26') x 3.35m (11')

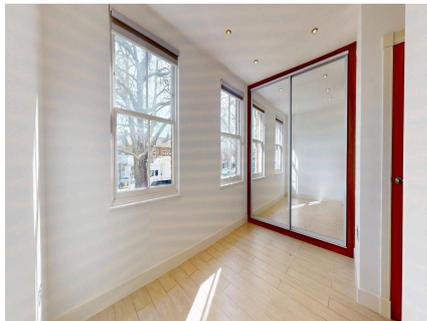


Kitchen



Bedroom

3.96m (13') x 2.44m (8')



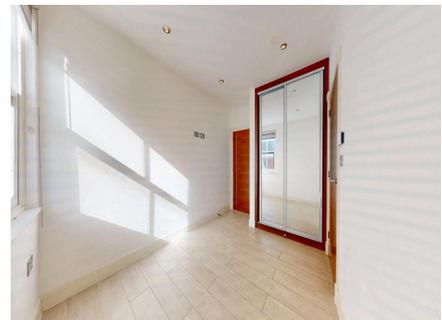
En-Suite

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



Bedroom 2

2.74m (9') x 2.44m (8')



Bathroom 2

2.44m (8') x .91m (3')



W.C



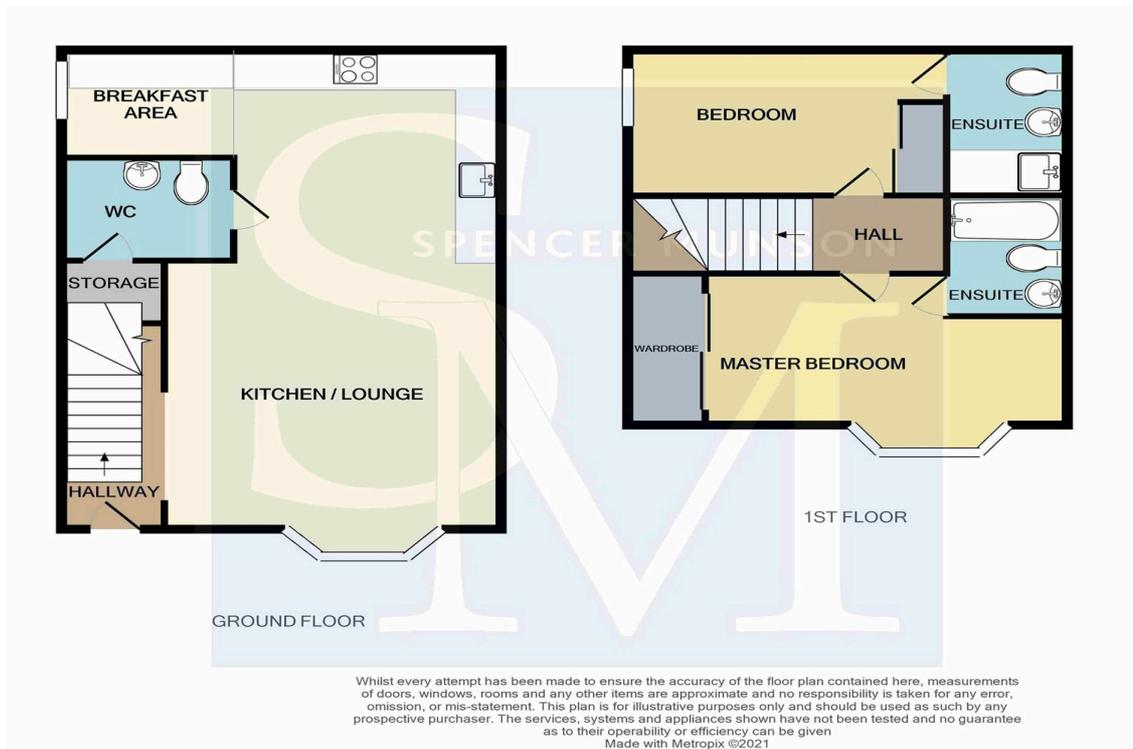
Parking

| 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 | | |
| 21-28 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |

England & Wales

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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.