



**Crows Road, Epping**  
**Asking Price £530,000**



**MILLERS**  
ESTATE AGENTS

**\* PRESTIGIOUS PENTHOUSE APARTMENT \* PRIME LOCATION CLOSE TO HIGH STREET \* BESPOKE CABRIOLET BALCONY \* GATED PARKING FOR TWO VEHICLES \* IMMACULATE THROUGHOUT \***

Considerably spacious Three-Bedroom Penthouse Apartment in Prime Epping Location. Situated on the sought-after Crows Road in Epping, this exceptional penthouse apartment combines generous living space with modern comfort, just a short stroll from the bustling High Street, Epping Station, new Leisure Center and local amenities.

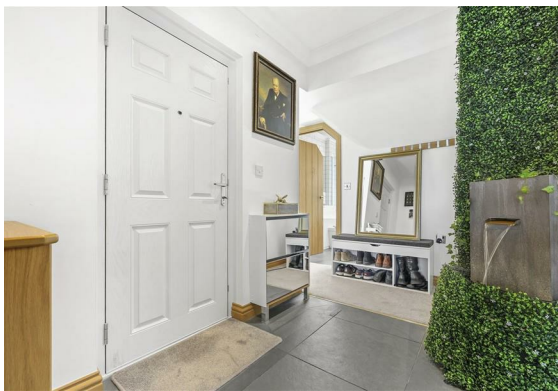
Extending to approximately 1,640 sq. ft., the property is presented in immaculate condition throughout and offers a bright, spacious layout ideal for contemporary living.

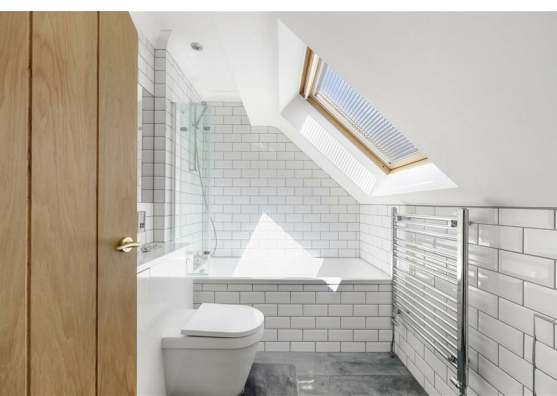
Main communal entrance hallway via secure entryphone system with stairs to all floors. The welcoming entrance hall provides excellent built-in storage and leads to a superb lounge/dining room, enhanced by a stylish fitted and bespoke Cabriolet balcony giving a great sense of space, fitted shelving and cabinetry to one wall. The modern fully integrated kitchen/breakfast room features elegant granite worktops, Bosch integrated appliances, a zip hydro hot and cold tap, freestanding American style fridge/freezer and a charming matching breakfast bar perfect for informal dining.

The impressive principal bedroom benefits from fitted wardrobes, additional built-in and eaves storage, and a spacious contemporary en suite bathroom. A second double bedroom also includes built-in wardrobes, while the third bedroom offers flexibility as a guest room, nursery, or home office. A modern family bathroom completes the accommodation. Additional benefits include plantation shutters and air condition in the lounge/diner and master bedroom. A water softener and new gas combi boiler.

Externally, the property enjoys secure gated parking with two allocated spaces, visitors' parking, a communal garden area, and a substantial secure storage facility.

This outstanding penthouse presents a rare opportunity to acquire a stylish home





**Communal Entrance Hallway**

**Entrance Hall**

**Lounge Diner**

20'8 x 18'1 (6.30m x 5.51m)

**Kitchen Breakfast Room**

16'1 x 11'6 (4.90m x 3.51m)

**Master Bedroom**

16'9 x 13,9 (5.11m x 3.96m,2.74m)

**Bedroom Two**

13'5 x 11'2 (4.09m x 3.40m)

**Bedroom Three**

8'10 x 5'11 (2.69m x 1.80m)

**Bathroom**

8'10 x 6'3 (2.69m x 1.91m)

**En-suite Shower**

10'6 x 6'3 (3.20m x 1.91m)

**EXTERNAL AREA**

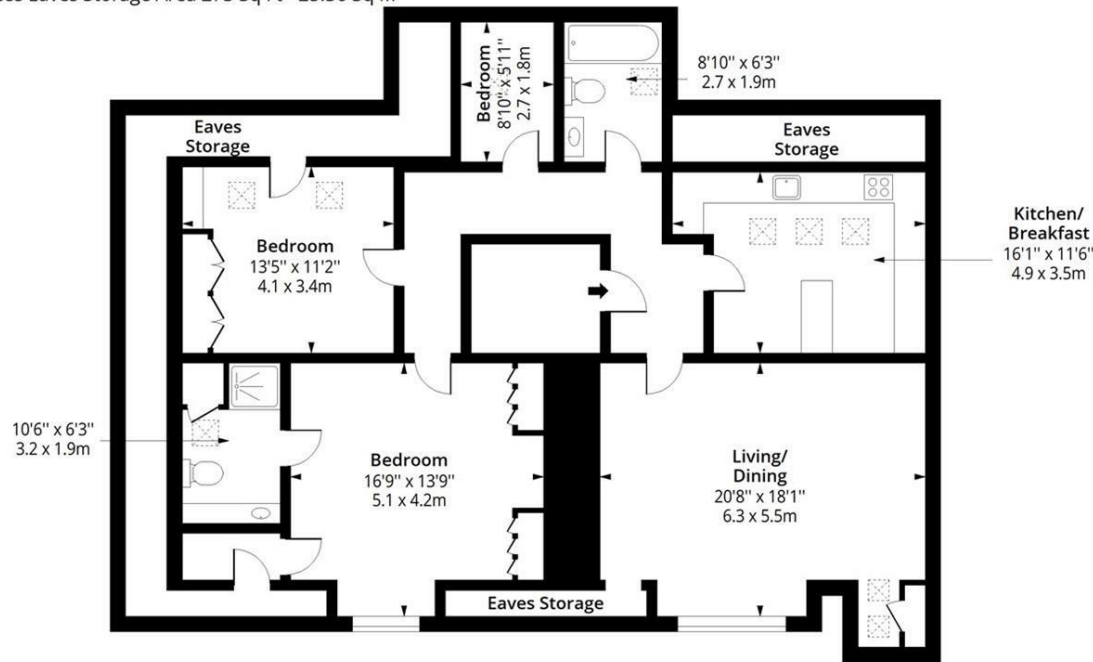
**Communal Gardens**

**Visitors Parking**

**Two Parking Spaces**

# Alexander Court CM16

Approx. Gross Internal Area 1367 Sq Ft - 126.99 Sq M  
 Approx. Gross Eaves Storage Area 273 Sq Ft - 25.36 Sq M



## Ground Floor

Floor Area 1640 Sq Ft - 152.36 Sq M



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.

Date: 4/5/2026

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>