



BUTLER & STAG

High Street |
Epping | CM16

A stylish brand new two bedroom duplex apartment, forming part of the final phase of a landmark boutique development by luxury home builders Archco.

Brand New Development / Two Bedrooms/ 1015 Sq Ft / Large 28 Ft Terrace / Second & Third Floors / Secure Parking For Two Cars / Close To Transport & Amenities / Available On Help To Buy

Asking price of £550,000 / Leasehold

Boasting a commanding position on High Street, Epping a historic market town with an electric mix of shopping, social and transport amenities including a Central Line station, making this the ideal property for commuters looking for convenience.

Arranged over the second and third floors and spanning 1015 sq ft, the with much attention to detail on light and finish along with underfloor heating throughout. Accommodation is arranged in a quirky upside down layout, with the second floor hosting two bedrooms, master with en-suite shower room and a further high specification bathroom both of which have underfloor heating.

Upon entering the third (top) floor the space is overwhelming, ideal for entertaining guests with the added benefit of an enclosed roof terrace, guaranteeing complete privacy. Solid oak ash flooring, subtle mood lighting and a high specification kitchen with integrated appliances and island with bar seating complete this must have property.

Allocated parking for two cars is via an intelligently designed and electronically operated car stacking system. There is also a security video entry phone system and a lift to all floors.

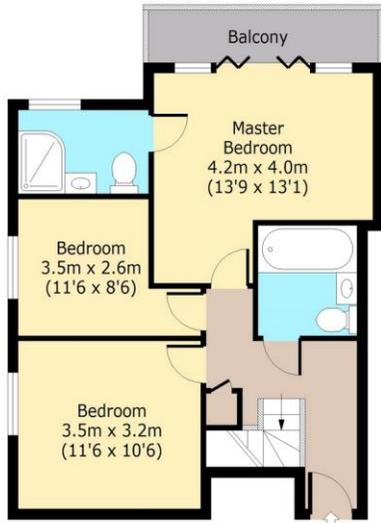




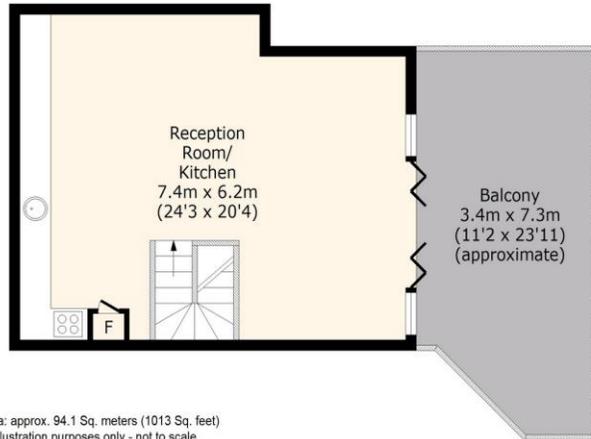
High Street,
Epping, CM16



Second Floor



Third Floor

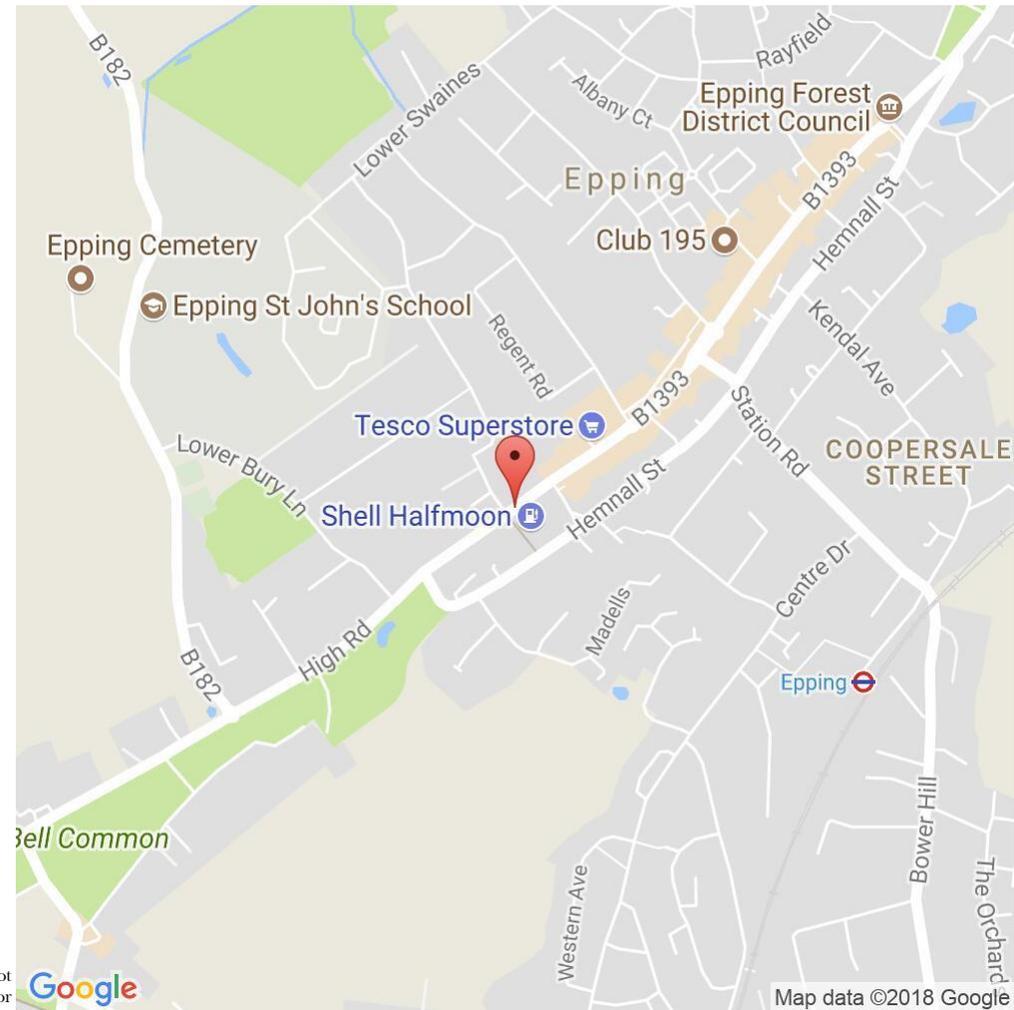


Total area: approx. 94.1 Sq. meters (1013 Sq. feet)
For illustration purposes only - not to scale
www.londonpropertyassessments.co.uk

Butler & Stag

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		✗	✗
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	