



BUTLER & STAG

High Street |
Epping | CM16

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

Brand New Development / Three Bedrooms/Two Bathrooms / Balcony & Roof Terrace / Second & Third Floor / Huge Proportions / 1013 Sq Ft / Secure Parking For Two Cars / 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 spanning 1013 sq ft 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 three bedrooms, master has access to a balcony with views to rear aspect and an en-suite shower room and a further bathroom both of which have underfloor heating. Upon entering the third (top) floor the space is overwhelming measuring 20ft in width and 24ft in length, ideal for entertaining guests with the added benefit of a further enclosed roof terrace. Solid oak ash flooring, subtle mood lighting and a high specification kitchen with integrated appliances.

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



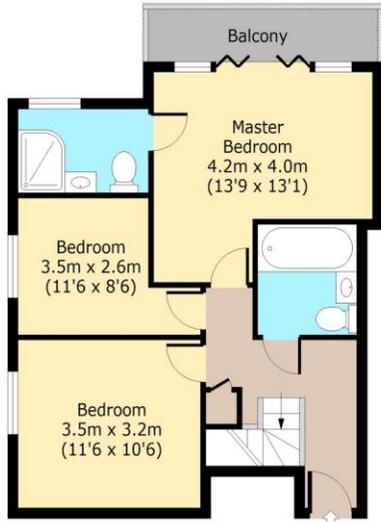


High Street,
Epping, CM16



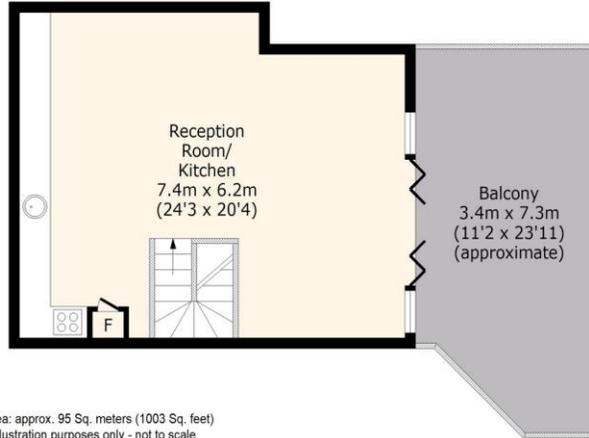
Second Floor

Approx. 51 Sq. meters (549 Sq. feet)

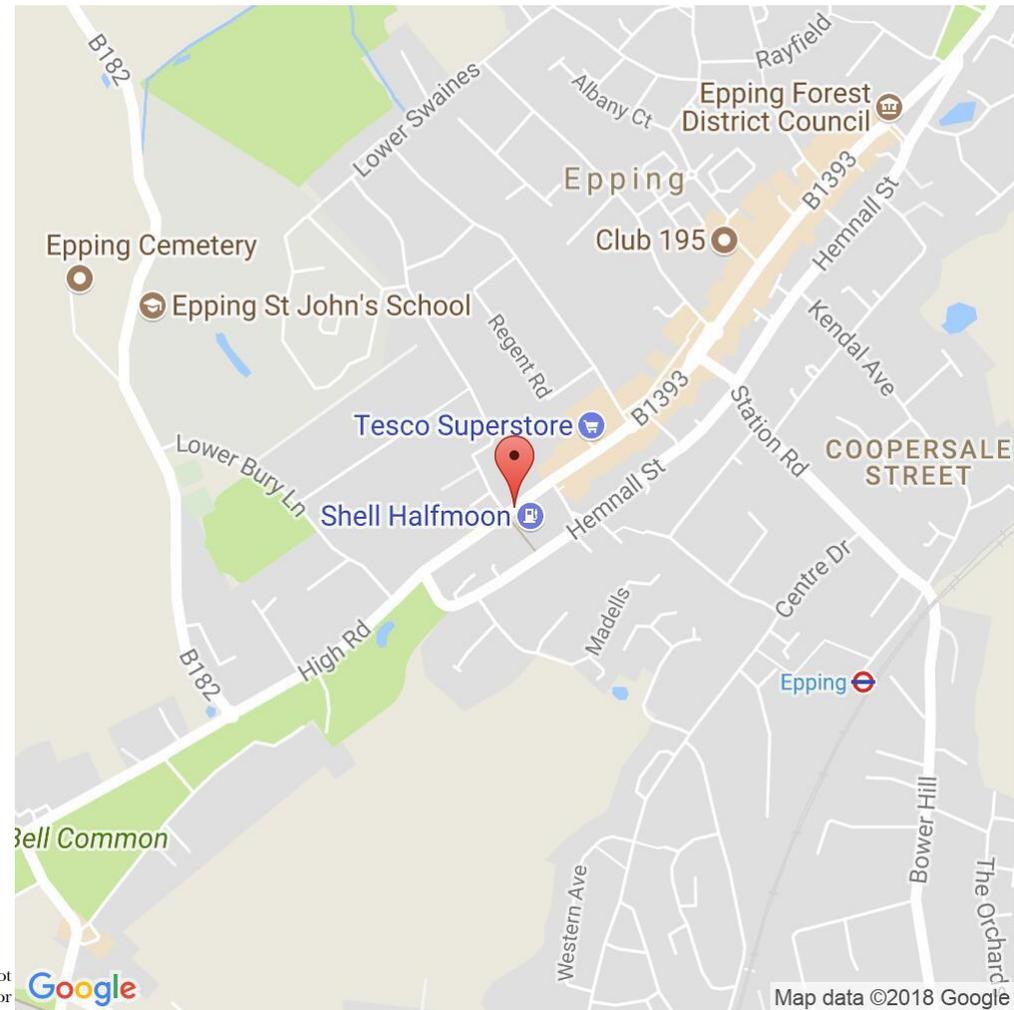


Third Floor

Approx. 44 Sq. meters (474 Sq. feet)



Total area: approx. 95 Sq. meters (1003 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	