



- Exclusive Development
- Newly-Built

- Very Energy Efficient
- Two Bedrooms

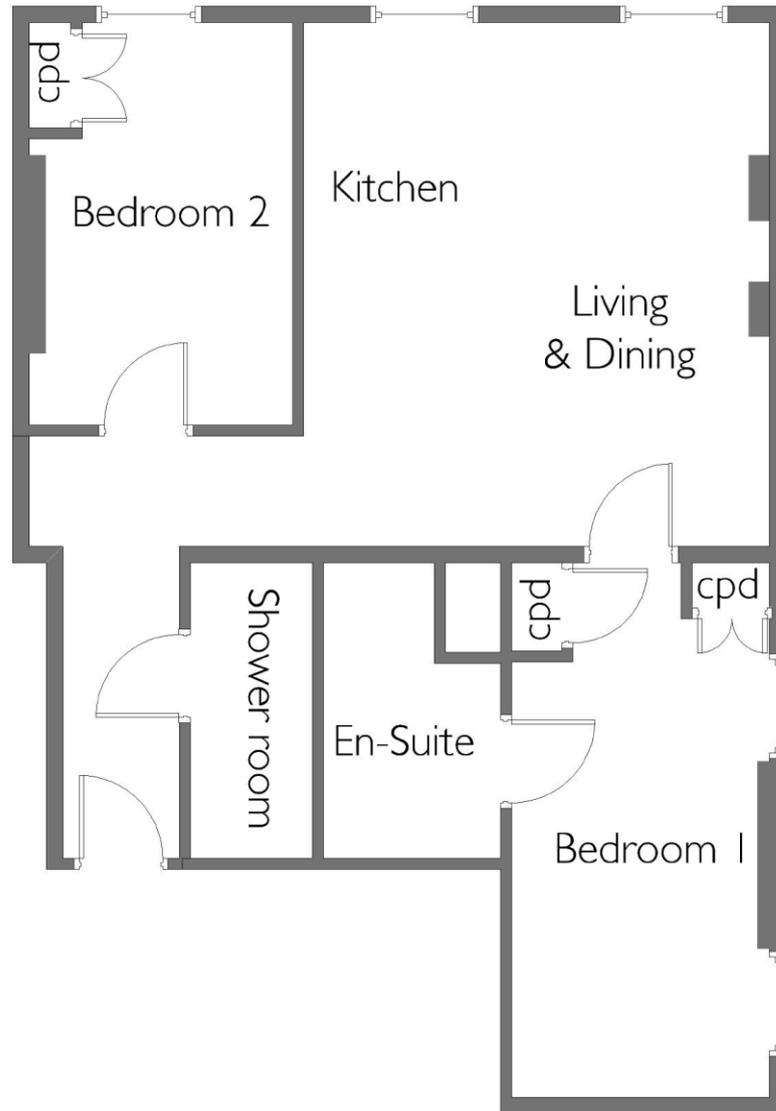
- Two Shower Rooms
- Convenient Location

Located in an exclusive development of luxury newly-built apartments in sought after Epping High Street, this first-floor apartment is finished to a high specification to provide stylish and contemporary accommodation. The property offers 2 bedrooms, 2 shower rooms and a reception room open to the high quality kitchen with fully integrated appliances. Further features include oak engineered flooring, Dimplex Quantum night storage heaters, Dimplex Girona heaters, full double glazing, soundproofing, secure intercom entry and a communal Sky dish. The property stands within minutes walk of the Underground Station.

**Stevenette**

**Flat 1 High Street  
Epping, CM16 4AQ  
£1,450 pcm**

Floorplan Drawn by Stevenette & Company LLP  
 Gross Internal Floor area  
 approximately: 600 sq.ft. / 55 sq.m.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.