



76 Hemnall Street, Epping, CM16

BUTLER & STAG



Guide Price £425,000-£450,000. Occupying the entire second floor, spanning an impressive 1837 sq ft including eves storage is this stunning three bedroom penthouse apartment positioned only a stones throw to Epping high street & central line station.



Leasehold

- Penthouse Apartment
- Two Bathroom/Shower Rooms
- Underfloor Heating Throughout
- 985 Year Lease
- Three Double Bedrooms
- Open Plan Lounge/Kitchen
- Allocated Parking
- 0.3 Miles To Epping Station

Forest Court stands in the very heart of the town centre, meaning you are a short stroll away from all the bars, restaurants and shops the community has to offer. As a cultural hub, Epping has great links to London via the Central Line and motorways nearby, making it easy to work and socialise in the capital.

The apartment consists of three double bedrooms with master boasting an en-suite bathroom, a further family shower room then compliments bedrooms two/three, a long sweeping hallway with several eves storage spaces along the way then leads you into the main hub of the home being the lounge/kitchen/diner offering the perfect space for entertaining guests and is truly one of the standout features of this versatile home. Externally the property has an allocated parking space.

Boasting a commanding position on the High Street, Epping a historic market town with an electric mix of shopping, social and transport amenities including a Central Line station offering swift access into the Square Mile and Canary Wharf London's two financial districts, making this the ideal property for commuters looking for convenience and value for money.





Forest Court,

Second Floor

Approx. 125.42 Sq. meters (1350 Sq. feet)



Total area (Including Eaves Storage): approx. 170.66 Sq. meters (1837 Sq. feet)
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For illustration purposes only - not to scale
www.lpaplus.com

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.

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk