



Hemnell Street, Epping, CM16

BUTLER & STAG



**Open Day Saturday 9th March.**  
**Nestled within the heart of Epping's vibrant High Street is arguably one of the finest period conversion apartments available to the market today!**



## Leasehold

- Stunning Double Fronted Period Conversion
- Two Double Bedrooms
- Private South/Westerly Facing Rear Garden
- Ground Floor With Own Private Entrance
- Open Plan Lounge/Kitchen/Diner
- Off-Street Parking Space

Offering the perfect blend of classic charm and modern convenience, this double fronted period conversion is steeped in character, with its tall sash windows, high ceilings, and intricate period features. It exudes an air of sophistication and timeless elegance, making it a unique and appealing home. Approached by black iron railings, a private front garden resides with self contained access to the apartment. Internally, the impressive living accommodation spans close to 800 Sq. ft with the heart of this home being the open plan lounge, kitchen, and dining area. Perfect for both daily living and entertaining, this space is flooded with natural light from the large bi-folding doors to the garden, creating a warm and welcoming ambiance. The contemporary kitchen boasts modern fitted appliances, sleek countertops, and plenty of storage throughout. Two vast double bedrooms are located to the front of the apartment, both boasting stunning sash windows within the bay and high ceilings. A spacious bathroom with separate standing shower completes the internal space.

Another hidden gem to the home is a private/secluded south-westerly facing rear garden. This sun-drenched outdoor retreat is a rare find, adding a touch of serenity with ample space for al-fresco dining/entertaining. The garden also holds gated side access. The property comes with one off-street allocated parking space.

Hemnal Street is ideally situated for easy access to London via Epping tube station, excellent transport links with M11 and M25 within a few minutes' drive. Epping itself, offers an excellent range of national chain and boutique shops alongside a good choice of restaurants, public houses and leisure facilities. There are also an excellent choice of private and state schools in close proximity.





## Hemnal Street

Approx. Gross Internal Area 72.6 Sq M ( 781.7 Sq Ft )

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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.

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](http://www.butlerandstag.uk)