



## 5 Hemnall Street, Epping, CM16 4LW

**Asking price £399,995**

Edward Taub are proud to offer for sale this modern apartment that offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a stylish living space.

The apartment features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. The contemporary design ensures that the living area is both inviting and functional, providing a warm atmosphere for relaxation.

In addition to the reception room, the property boasts a tastefully designed bathroom, which is a significant advantage for busy households. This thoughtful layout enhances privacy and convenience, making daily routines much easier.

Epping is known for its picturesque surroundings and excellent transport links, making it a desirable location for those who commute to London or wish to enjoy the tranquillity of suburban life. With local amenities, parks, and schools nearby, this apartment is perfectly situated to cater to all your needs.

This modern apartment on Hemnall Street is a fantastic opportunity for anyone looking to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this lovely property your new home.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

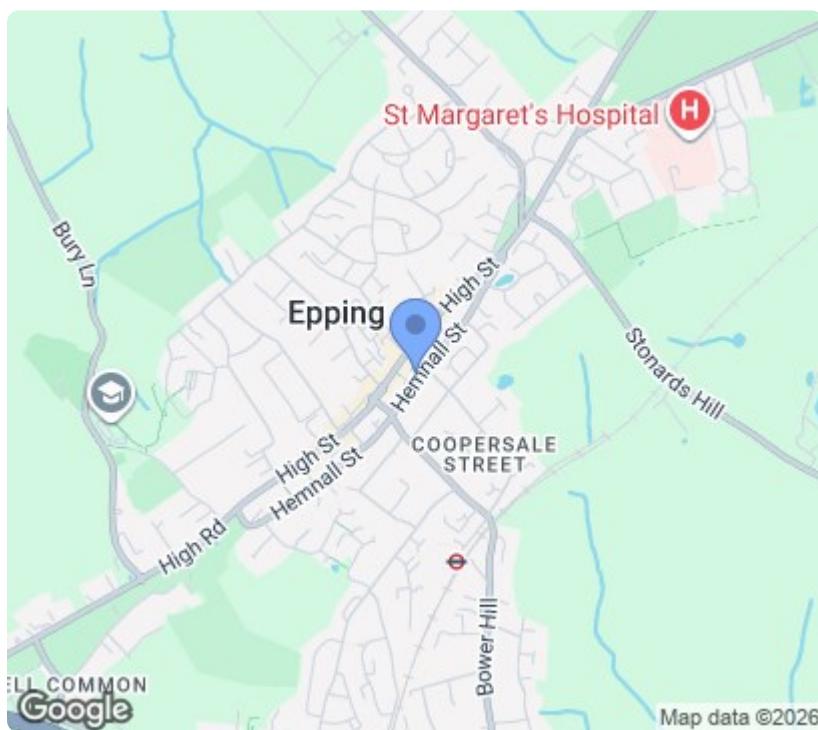
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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