



17 Hemnall Street, Epping, CM16 4LS

* MODERN APARTMENT * FIRST FLOOR * TWO BEDROOMS * OPEN PLAN LIVING ROOM * WELL PRESENTED THROUGHOUT * PRIME LOCATION *

Millers Lettings are delighted to present this exceptional two-bedroom first-floor apartment, set within a superb modern development in the heart of Epping. Ideally located on Hemnall Street, the property is just a short walk from London Underground station services at Epping Station, providing convenient access into London, while Epping High Street — with its excellent selection of cafés, bars, restaurants and public houses — is only moments away.

Beautifully presented throughout, the accommodation comprises two well-proportioned bedrooms, a contemporary shower room featuring a walk-in shower cubicle, and a spacious open-plan living area ideal for modern living and entertaining. The luxury fitted kitchen is finished to a high standard and includes a range of integrated appliances.

Further benefits include double glazed windows, a secure telephone entry system, access to a communal courtyard garden, and allocated off-street parking.

* The property is AVAILABLE 6TH JUNE 2026 on an UNFURNISHED BASIS *

Epping Town is positioned at the end of the central line on the underground, serving London. Located on the edge of our famous forest for recreation, bike riding and horse riding. Epping has a busy high street with a range of shops, cafes, bars and restaurants. Transport connections are available for the M11 at Hastingwood and M25 at Waltham Abbey and the A414 links Chelmsford. Schooling includes Ivy Chimneys Primary, Epping Primary School and St Johns Comprehensive (ESJ).



£1,750 Per Calendar Month

- FIRST FLOOR MODERN APARTMENT
- LUXURY FITTED KITCHEN
- TELEPHONE ENTRY SYSTEM
- TWO BEDROOMS
- SHOWER ROOM
- UNFURNISHED BASIS
- OPEN PLAN LIVING ROOM
- OFF STREET PARKING
- AVAILABLE 6TH JUNE 2026



MILLERS
LETTINGS

MILLERS

AWAITING FLOORPLAN

Property Dimensions

GROUND FLOOR

Telephone Entry System

Communal Entrance

FIRST FLOOR

Front Door

Entrance Hallway

Bedroom One 10'11 x 9'04 (3.33m x 2.84m)

Bedroom Two 10'10 x 8'06 (3.30m x 2.59m)

Shower Room 7'07 x 5'05 (2.31m x 1.65m)

Living/Dining Room 15'01 x 12'04 (4.60m x 3.76m)

Fitted Kitchen 12'07 x 5'06 (3.84m x 1.68m)

EXTERNAL AREA

Off Street Parking

Communal Garden

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the AVAILABLE 6TH JUNE 2026 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.


FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

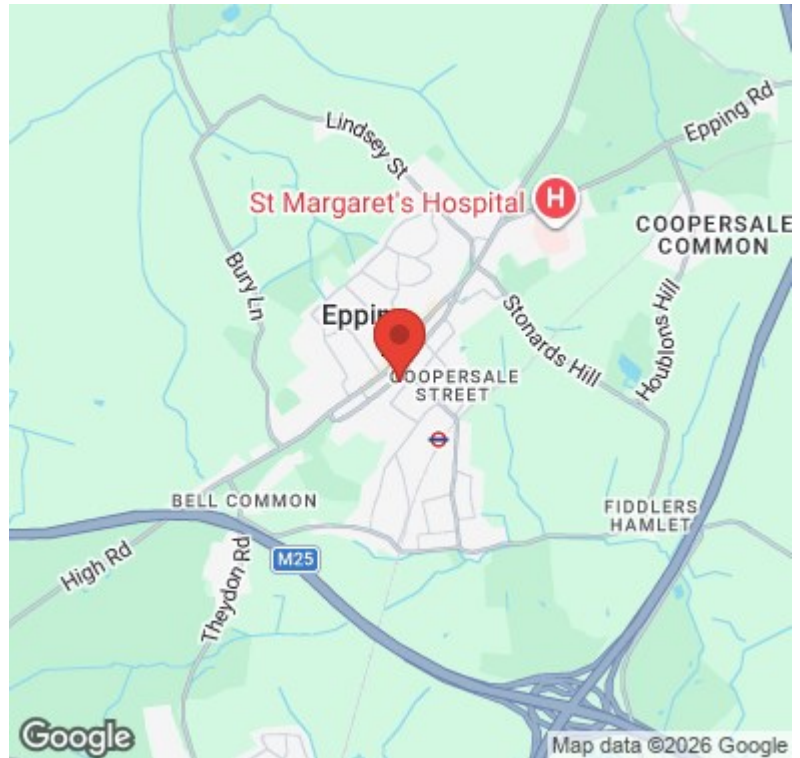
UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is D.

Directions

Start: High Street, Epping CM16 4BP. Head south-east towards High St/B1393. Turn right onto High St/B1393. Go through 1 roundabout. At the roundabout, take the 1st exit onto Station Rd. Turn right onto Hemnall St. Arrive: Hemnall Street, Epping CM16.

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.