

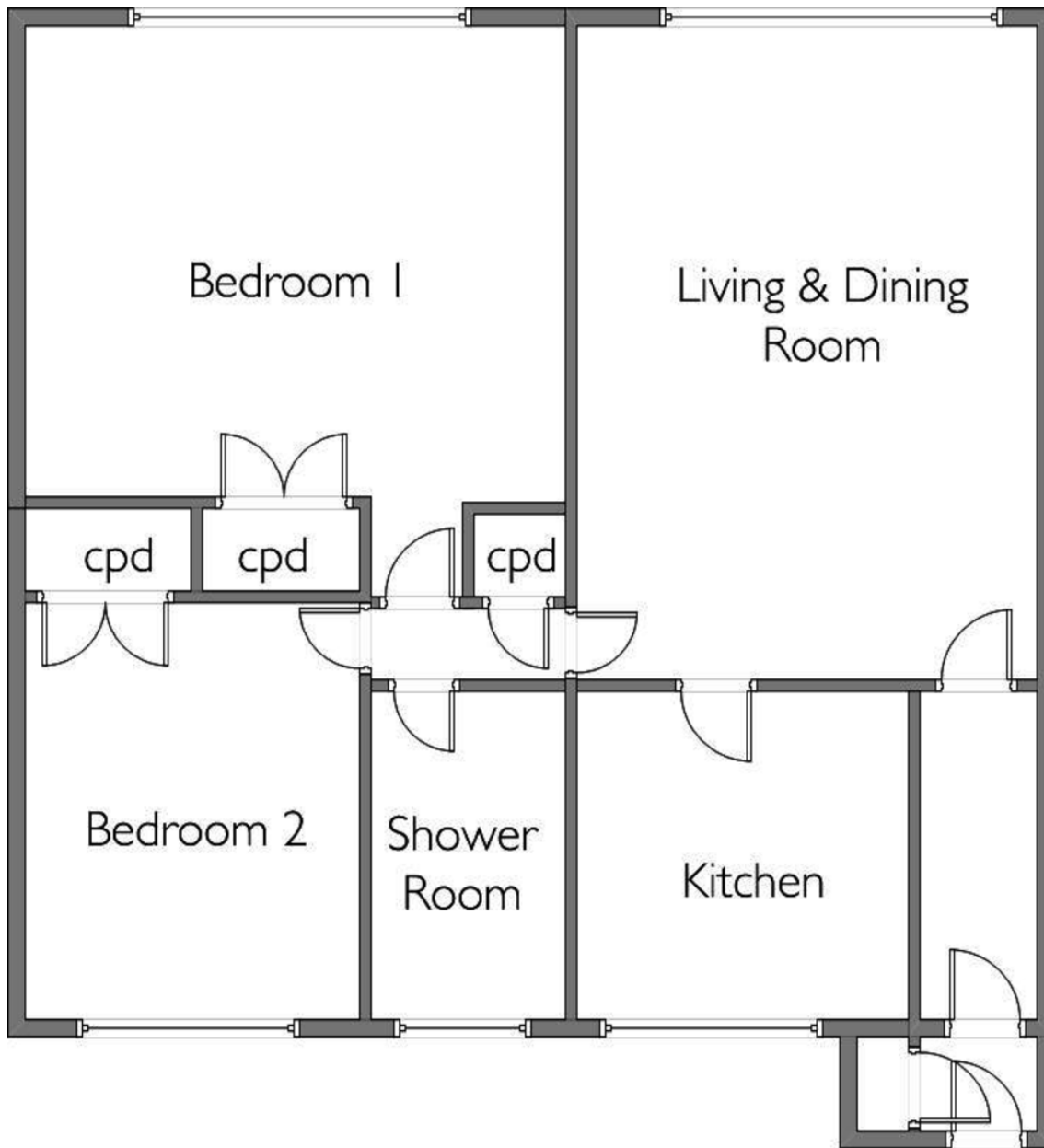


- Bright and Spacious
- Newly Decorated
- 15 minute walk to Underground
- Ground floor with own entrance
- 5 minute walk to High Street
- Garage en Bloc

An unusually spacious ground floor maisonette in good location for Epping High Street, Epping Underground and Green Open Spaces. The property has two double bedrooms and been newly decorated. There is a private garage en bloc and residents can apply for a parking permit for up to two cars.

**Stevenette**

**11 Fairlawns  
Epping, CM16 6SL  
£1,650 pcm**



Gross Internal Floor Area: Approximately  
875 sq.ft. / 81.2 sq.m.

Floorplan Drawn by Stevenette & Company LLP



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.