



P R I M E R E S I D E N T I A L

P R E S E N T S

Hill Hall, Theydon Mount, Epping



elliott **E | J** james

PRIME RESIDENTIAL

Hill Hall, Theydon Mount, Epping



Elliott James are delighted to bring to market this fabulously appointed three storey apartment set in a historic Grade 1 listed Elizabethan Mansion. The building was sympathetically developed and renovated in 2001 and includes many charming and character features. Set in approximately twenty acres of beautiful park-like grounds which includes lakes, a pavilion, two tennis courts and panoramic views of the surrounding countryside. There is a garage en bloc and an allocated parking space plus further ample visitor parking.

Split over three levels, the property comprises of enormous living room with feature fireplace and far-reaching views, modern fitted kitchen with integrated appliances, utility room, dining room, cloakroom, dressing room, master bedroom with large en-suite bathroom including free standing bath, sauna, shower and large dressing room. There are a further three double bedrooms, two benefitting from en-suite bathrooms.

Access to the development is via electric gates leading to an imposing tree-lined driveway.

Hill Hall is approximately 3 miles south east of Epping town centre and within easy reach of M25, M11 and Central Line tube.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 3674.00 sq ft	Type Apartment	Style 1500's
Bedrooms 4	Receptions 3	Bathrooms 3
Tenure Leasehold	Local Authority Epping Forest	Tax Band G

PLANS



GROSS INTERNAL AREA
 FLOOR 1: 322 sq. ft, 30 m², FLOOR 2: 2577 sq. ft, 239 m²
 FLOOR 3: 775 sq. ft, 72 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 191 sq. ft, 18 m²
 TOTAL: 3674 sq. ft, 341 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



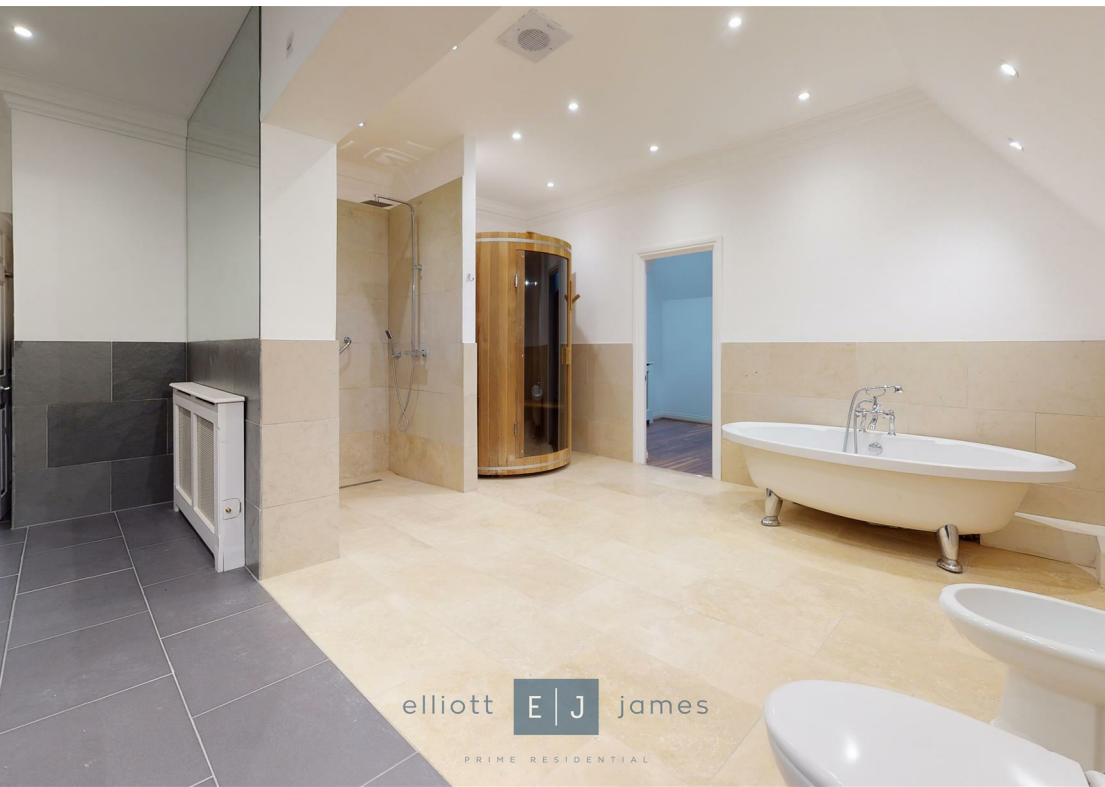
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MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	55
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	54	54
England & Wales	EU Directive 2002/91/EC	

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