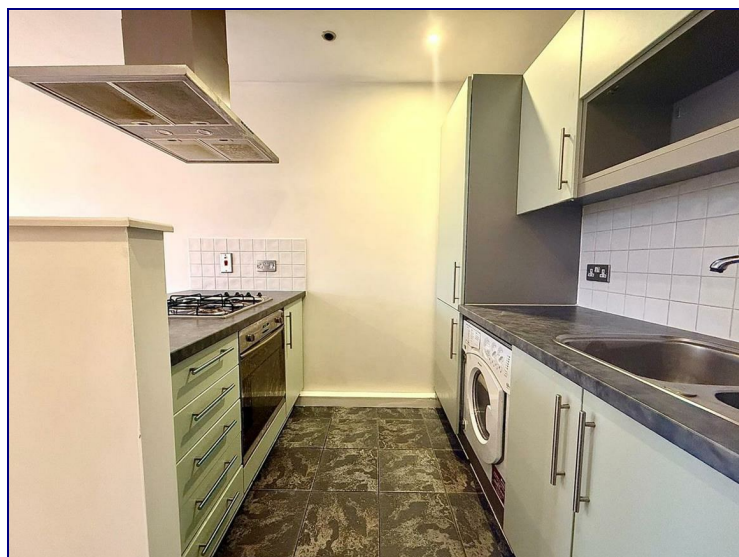


Foundry Gate, Waltham Cross, EN8 7HR



£1,350

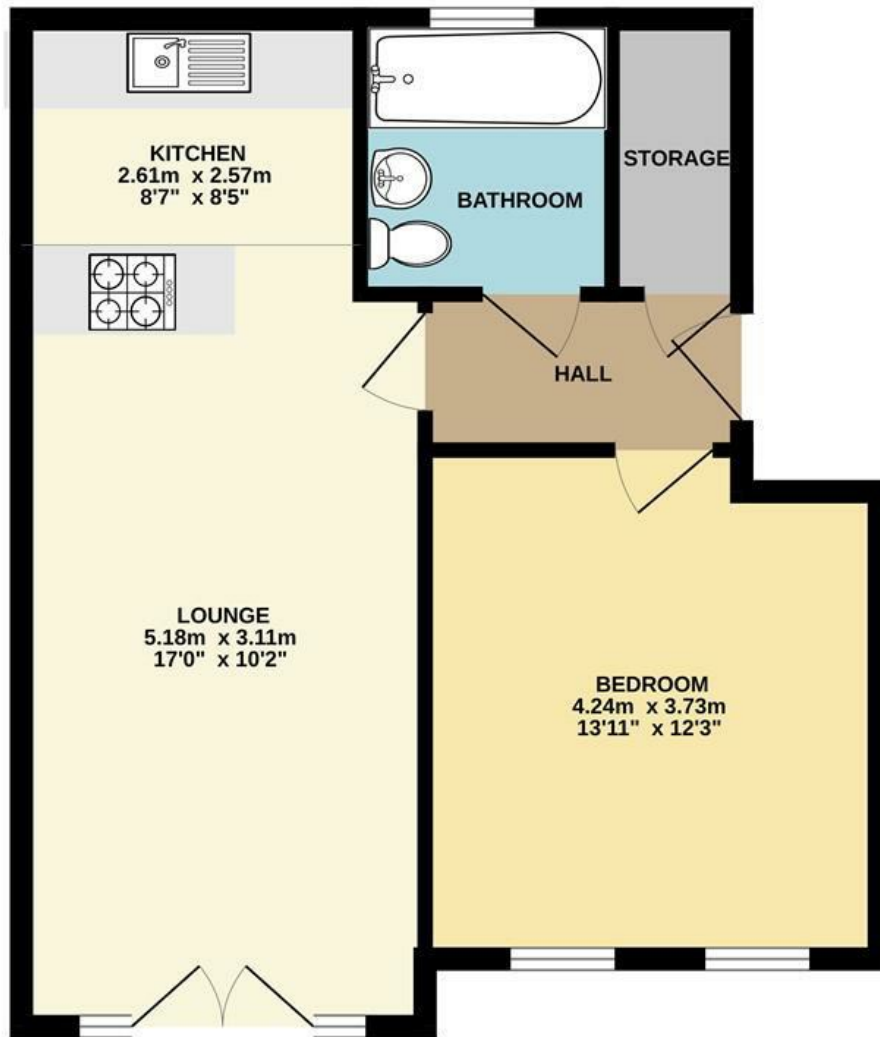
One Bedroom Flat, Available Now.

Occupants will benefit from an open plan kitchen/lounge with integrated appliances and juliette balcony, a three piece bathroom suite and double bedroom. Additional benefits include secure phone entry systems and parking.

Foundry Gate is situated in a very prime location, one of the benefits this property has to offer is that Waltham Cross station is just being 0.2 miles away and with Theobalds Grove Station being under 1 mile away. The property also benefits from having easy access to both the A10 and M25 with both roads being accessible in under 5 minutes making commuting to London and the surrounding areas very easy. Foundry Gate is also located near some of the most popular schools within the area such as St Josephs Primary (0.4 miles), Holy Trinity Primary School (0.8 miles), Lea Valley High School (1 mile) and many more just walking distance away. With the Pavilion Shopping Centre just being walking distance away.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	

