



www.kings-group.net

9 Lynton Parade
Cheshunt EN8 8LF
Tel: 01992 635 735

Swanfield Road, Waltham Cross, EN8 7FG



£1,600 PCM

Well Presented Two Bedroom Apartment, Available Now.

The accommodation comprises of a spacious lounge, fitted kitchen, one double bedroom one single bedroom and bathroom. The property benefits from having a security entry phone system, lift access and allocated parking.

Burlington House is located within walking distance of Theobalds Grove Station and Waltham Cross Station which both offer fast links into London Liverpool Street. Local shops and amenities in both Cheshunt and Waltham Cross are also accessible in under a 10 minutes walk and with the A10 and M25 both being accessible in under 5 minutes traveling to London and the surrounding areas is very easy. The property also benefits from being near some of the areas most popular schools such as St Josephs Primary School (0.4 miles), Holy Trinity Primary School (0.5 miles), Goffs Churchgate Academy (1.5 miles) and many more all within walking distance.

Kitchen/Diner

21'00 x 14'08 (6.40m x 4.47m)

Double glazed windows to the rear,
double radiator, laminate flooring,
base and wall units with flat top work
surfaces.

Bedroom One

14'01 x 9'05 (4.29m x 2.87m)

Double glazed windows to the rear,
carpeted flooring, fitted wardrobes,
power points and TV point.

Bedroom Two

10'02 x 9'05 (3.10m x 2.87m)

Double glazed windows to the rear,
single radiator, carpeted flooring,
fitted wardrobes, power point, phone
point.

Bathroom

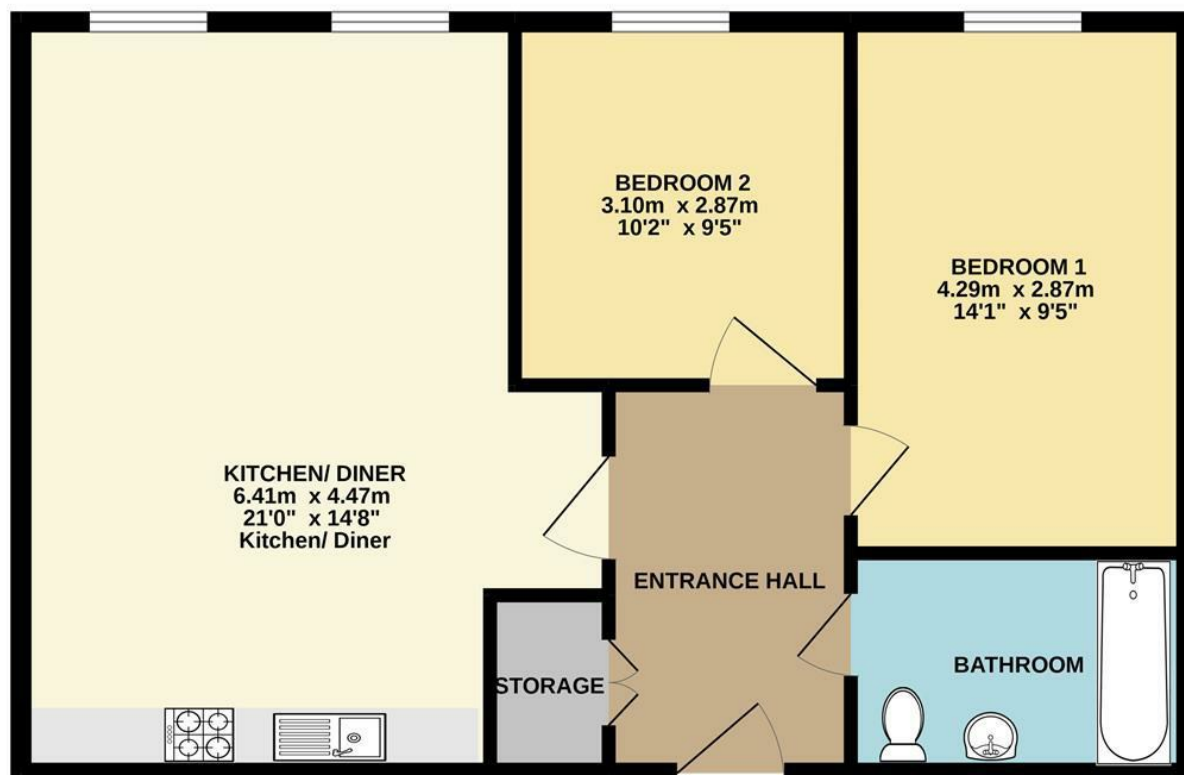
6'02 x 6'11 (1.88m x 2.11m)

heated towel rail, tiled flooring,
extractor fan, panel enclosed bath
bath with shower attachment, low
level flush W.C.



GROUND FLOOR

63.8 sq.m. (687 sq.ft.) approx.



TOTAL FLOOR AREA : 63.8 sq.m. (687 sq.ft.) approx.

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.

Made with Metropix ©2022

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	



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

