

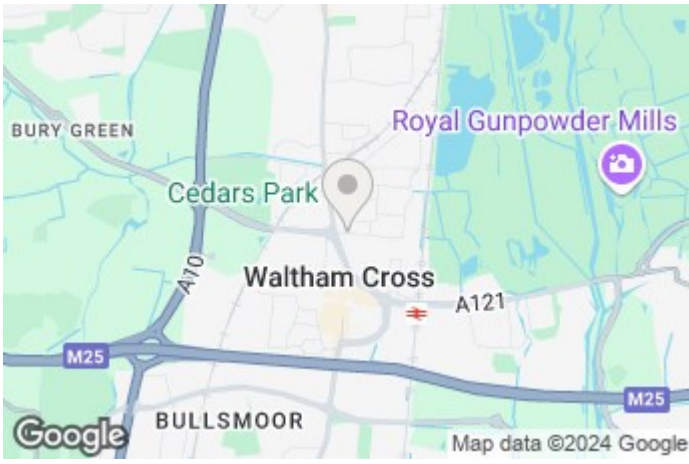


## 3 Hugill House Swanfield Road, Waltham Cross, Hertfordshire, EN8 7JR

Welcome to Hugill House, Lanes are pleased to offer this two bedroom first floor apartment with an en-suite situated in this contemporary private development of just nine luxurious 1, 2 & 3 bedroom apartments in the ever popular town of Waltham Cross. Each apartment has been carefully crafted and will benefit from a private outside terrace or balcony, automated gated entrance to allocated undercroft parking, for one car, high-quality fully integrated designer kitchens with complimentary stone worktops, high-quality fitted flooring and underfloor heating

Hugill House is located within just a 10 minute walk to Waltham Cross mainline station, providing fast and frequent services into both Tottenham Hale and Liverpool Street along with excellent road connections to the A10 and M25 (junction 25) being just a short drive away. Theobalds Grove station as an alternative is just a short 6-minute walk away.

£1,750 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

