



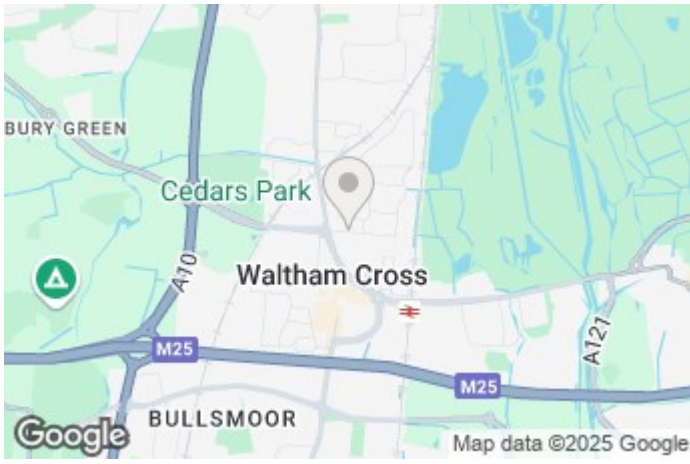
## 21 Burlington House, Swanfield Road, Waltham Cross, Hertfordshire, EN8 7FG

- LET BY LANES LETTINGS

AVAILABLE NOW! Positioned on Swanfield Road in Waltham Cross, this charming one-bedroom flat offers a delightful living experience in a highly sought-after location. Situated within a desirable block, this first-floor apartment is perfect for those seeking convenience and comfort.

One of the standout features of this property is its proximity to excellent transport links. Just a short stroll away, you will find both Theobalds Grove and Waltham Cross Train Stations, making commuting to London and beyond a breeze. Additionally, Waltham Cross Bus Station is nearby, offering further travel options. Furthermore, the flat provides quick access to the A10, enhancing connectivity to surrounding areas.

£1,350



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			
<b>England &amp; Wales</b>		78	78
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

