



## 9 Hugill House Swanfield Road, Waltham Cross, EN8 7JR

- AVAILABLE NOW WITH LANES LETTINGS!
- MODERN, UNFURNISHED, TOP FLOOR APARTMENT
- NEW DEVELOPMENT
- 1 ALLOCATED PARKING SPACE

AVAILABLE NOW! Lanes Lettings are delighted to offer this exceptional one-bedroom top floor apartment, located within the ever-popular town of Waltham Cross. Set within the sought-after Hugill House development, each apartment has been thoughtfully designed to deliver contemporary living finished to a high standard throughout.

Residents benefit from a private outdoor terrace, automated gated access to allocated undercroft parking, high-quality fully integrated designer kitchens with complementary stone worktops, stylish fitted flooring, and the added comfort of underfloor heating.

Hugill House is ideally positioned within a 10-minute walk of Waltham Cross Station, offering fast and frequent services to Tottenham Hale and London Liverpool Street. Theobalds Grove Station is also

£1,600



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>		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			
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