



## 1 bed flat to buy in EN8

Bryanstone Road, Waltham Cross,  
Hertfordshire, EN8 7FB

**£190,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One Bedroom Top Floor
- ✓ Open Plan Kitchen / Living Area
- ✓ Modern Bathroom Suite
- ✓ Double Glazing Throughout
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Lastra Property Group are pleased to present this well presented one bedroom top floor apartment available on a short let of approximately six months, ideally positioned on Bryanstone Road, Waltham Cross EN8.

The property offers a bright open plan kitchen and living area creating a comfortable space for both relaxing and entertaining. The apartment further benefits from a modern bathroom suite and double glazing throughout. Externally the property includes allocated parking offering additional convenience for residents.

The property is particularly attractive for commuters being located just approximately 140 yards from Waltham Cross Railway Station providing regular services into London Liverpool Street and Stratford.

Nearby railway stations include

Waltham Cross approx 140 yards

Theobalds Grove approx 0.6 miles

Enfield Lock approx 1.1 miles

Cheshunt approx 1.2 miles

Turkey Street approx 1.3 miles

Brimsdown approx 2.1 miles

Southbury approx 2.8 miles

Ponders End approx 3 miles

Enfield Town approx 3.2 miles

Gordon Hill approx 3.3 miles

Crews Hill approx 3.5 miles

Bush Hill Park approx 3.6 miles

Enfield Chase approx 3.6 miles

Cuffley approx 3.9 miles

Chingford approx 4 miles

Broxbourne approx 4.3 miles

Grange Park approx 4.3 miles

Edmonton Green approx 4.5 miles

Winchmore Hill approx 4.8 miles

Meridian Water approx 5.3 miles

Additional Overground and Underground connections nearby include

Theobalds Grove Overground Station approx 0.6 miles

Cheshunt Overground Station approx 1.2 miles

Turkey Street Overground Station approx 1.3 miles

Southbury Overground Station approx 2.8 miles

Enfield Town Overground Station approx 3.3 miles

Bush Hill Park Overground Station approx 3.6 miles

Chingford Overground Station approx 4 miles

Edmonton Green Overground Station approx 4.5 miles

Loughton Underground Station approx 4.7 miles

Buckhurst Hill Underground Station approx 5.2 miles

Oakwood Underground Station approx 5.3 miles

Debden Underground Station approx 5.5 miles

Southgate Underground Station approx 5.7 miles

Cockfosters Underground Station approx 5.8 miles

Epping Underground Station approx 6 miles

The area is also well served by bus routes including 217,279,317,327 and 491 providing connections to Enfield Town, North London and surrounding areas.

Residents benefit from easy access to Waltham Cross town centre and The Pavilions Shopping Centre offering a wide selection of shops, supermarkets, cafés and restaurants within walking distance.

Healthcare facilities nearby include

Abbey Road Surgery approx 390 yards

Stanhope Surgery approx 540 yards

Medicus Health Partners Freezywater approx 1 mile

Warden Lodge Medical Practice approx 1.1 miles

Waltham Abbey Health Centre approx 1.2 miles

Nearby hospitals include

Cheshunt Community Hospital approx 1 mile

Jasmine Court Independent Hospital approx 2 miles

Chase Farm Hospital approx 3.6 miles

The Kings Oak Hospital approx 3.6 miles

The Cavell Hospital approx 3.7 miles

North Middlesex Hospital approx 5.4 miles

Dental practices nearby include

Dental Practice approx 420 yards

Bupa Dental Care Waltham Cross approx 620 yards

MyDentist Hertford Road approx 840 yards

Market Square Dental Surgery approx 1 mile

Opticians nearby include

Specsavers Opticians and Audiologists Waltham Cross approx 510 yards

Vaid Optometrists approx 530 yards

Crystal Eyecare approx 530 yards

Boots Opticians Cheshunt approx 1.1 miles

Families will also find a number of well regarded schools within close proximity.

Primary schools include

Four Swannes Primary School approx 450 yards

Holdbrook Primary School and Nursery approx 450 yards

St Joseph's Catholic Primary School approx 690 yards

Hurst Drive Primary School approx 0.6 miles

Keys Meadow Primary School approx 0.7 miles

Holy Trinity CofE Primary School approx 0.8 miles

Downfield Primary School approx 0.9 miles

Secondary schools include

The Lea Valley Academy approx 0.8 miles

Oasis Academy Enfield approx 0.9 miles

Goffs Churchgate Academy approx 1.3 miles

Ark John Keats Academy approx 1.5 miles

St Mary's CofE High School approx 1.5 miles

St Ignatius College approx 1.6 miles

Key Features

One Bedroom Top Floor Apartment

Short Let Approximately 6 Months

Open Plan Kitchen Living Area

Modern Bathroom

Double Glazing Throughout

Allocated Parking

Excellent Transport Links

Waltham Cross Station Approx 140 Yards

Shops Restaurants and Amenities Nearby

Convenient Bus Routes

Disclaimer

All location information provided, including distances, routes and travel times, is approximate and intended for general guidance only. Prospective tenants should verify all such details independently, as no guarantee is given regarding their accuracy. Neither the landlord nor Lastra Property Group accepts liability for any discrepancies or inaccuracies.

Council Tax Band: B

Local Authority: Epping Forest District Council

All property details contained in this advertisement are for general guidance and do not form part of any contract, offer or warranty. Applicants are advised to verify all information independently, including property features, measurements, availability and suitability. No responsibility is accepted for any errors, omissions or misstatements.

All geographic and transport-related information is approximate and must not be relied upon as exact. Prospective tenants are encouraged to confirm all mileage, routes and proximity to local amenities prior to making any decisions. Neither the landlord nor Lastra Property Group guarantees the accuracy of this information and accepts no liability for any resulting issues.

Professional Standards

Lastra Property Group is a registered member of:

\* The Property Ombudsman (TPO) - providing independent consumer redress.

\* The Deposit Protection Service (dps) - a Government-authorized scheme ensuring all tenancy deposits are securely protected, with an impartial dispute resolution service available at the end of the tenancy.

EPC Rating: B

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 131

Annual Ground Rent Amount: £230.00

Annual Service Charge Amount: £1,300.00

Price: Starting Bid £190,000

Property Type: Flat

Parking: Allocated

Year built: 2004

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

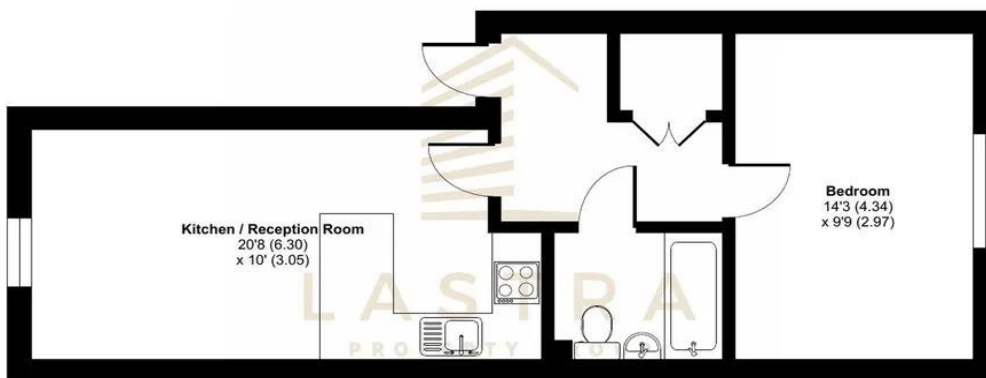
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Bryanstone Road, Waltham Cross, EN8

Approximate Area = 461 sq ft / 42.8 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checcom 2025. Produced for Lastra Property Group. REF: 1439571

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		S1	S4
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Bryanstone Road, Waltham Cross, Hertfordshire, EN8 7FB

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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