

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Lea Road, EN9 1FL



**Asking Price £365,000 Leasehold**



Kings Group – Waltham Abbey is pleased to bring this two-bedroom second-floor apartment to the market. This well-presented home is situated within the stunning 10,000-acre Lea Valley National Park and is within walking distance of the historic Waltham Abbey market town and Waltham Cross station, offering excellent access to local shops, amenities, and transport links.

Inside, the property features a spacious 19'3 x 11'10 living room that provides a bright and airy living space. The kitchen diner is well-equipped with integrated appliances, stone work surfaces, and ample room for dining, making it a practical and stylish area for everyday use.

There are two double bedrooms, both generously sized, with the main bedroom benefiting from its own en-suite shower room. A fully tiled family bathroom completes the interior, finished to a high standard.

Additional benefits include a private balcony ideal for relaxing outdoors, gas central heating, and double glazing throughout. The property also offers permit parking and access to a secure bike shed, adding further convenience.

This apartment would suit first-time buyers, investors, or anyone looking for a peaceful setting with excellent local connections.

Call Kings Group now to arrange your viewing and avoid disappointment - 01992 652 006.

Coverage  
Mobile (based on calls indoors)  
O2 - Good  
EE - Average  
Three - Average  
Vodafone - Good

Broadband (estimated speeds)  
Standard 15 mbps  
Superfast 62 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

**LIVING ROOM 19'3" 11'10"**

**KITCHEN 10'8" 8'9"**

**BEDROOM 12'5" 7'3"**

**EN-SUITE**

**BEDROOM 12'5" 10'5"**

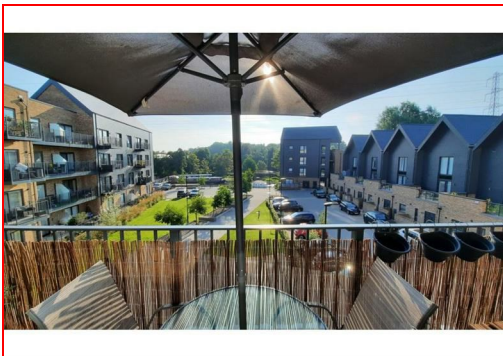
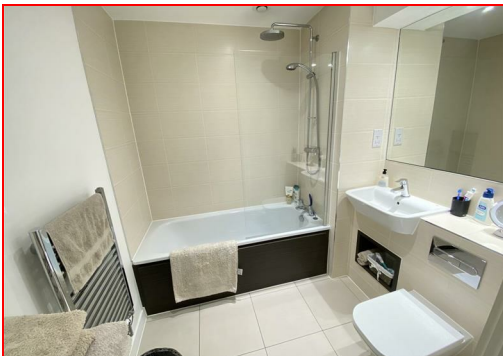
**BATHROOM 7'0" 6'7"**

**BALCONY 10'10" 6'2"**

**CLOSET**

#### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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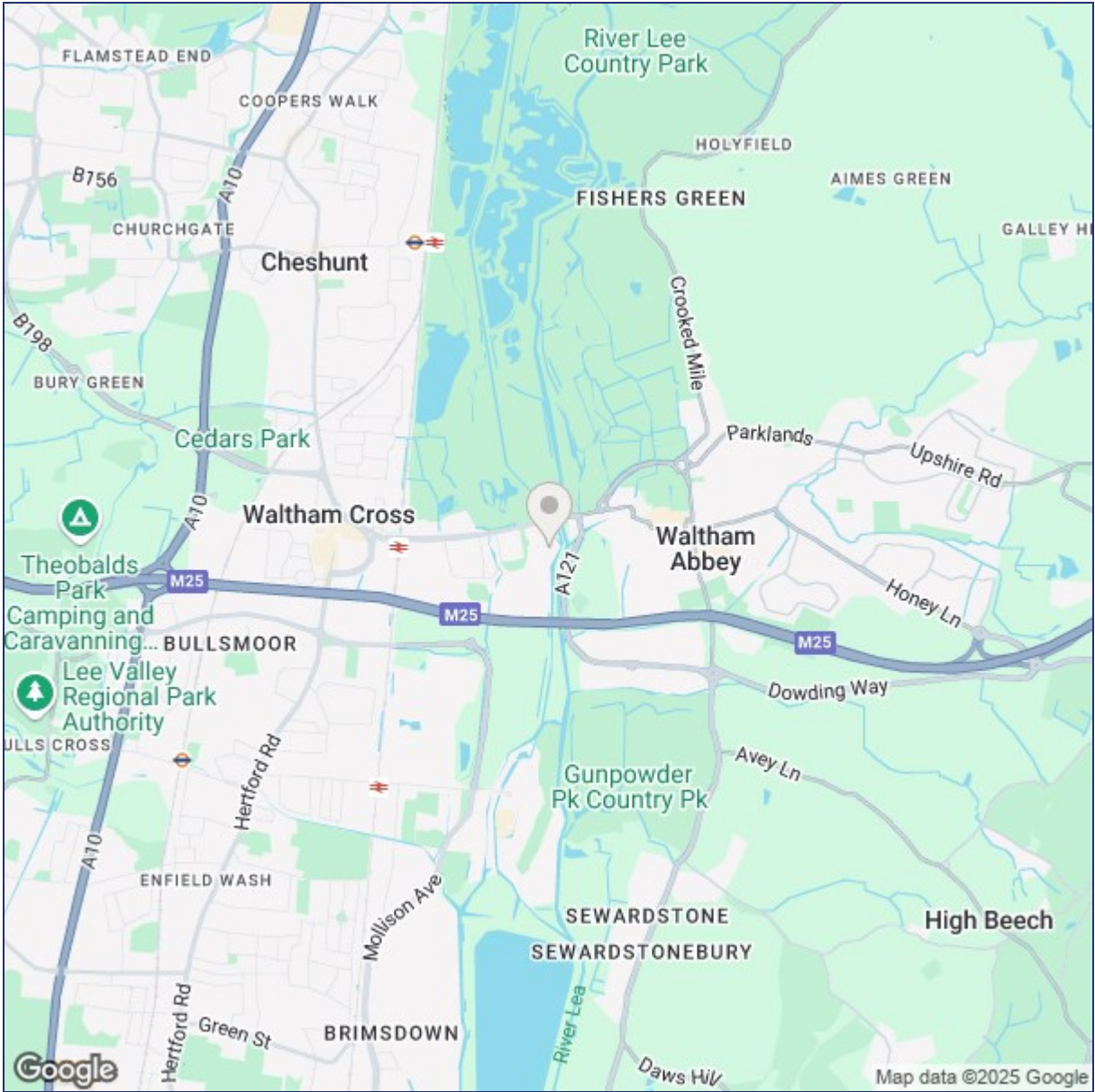
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

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