





## 37A Townmead Road Waltham Abbey, EN9 1RP

A newly refurbished three bedroom first floor apartment situated on a popular residential area.

The open plan kitchen, living, and dining room creates a welcoming space for both relaxation and entertaining. The kitchen features a chic green finish, complemented by a wooden worktop and brass tap, equipped with built-in appliances and a breakfast bar.

The spacious interior includes two double bedrooms, a further small bedroom or study and a contemporary bathroom fitted with brass accessories. This chain-free property boasts additional stylish features including elegant radiators, doors, and door handles throughout.

Externally, the apartment benefits from one allocated parking space.

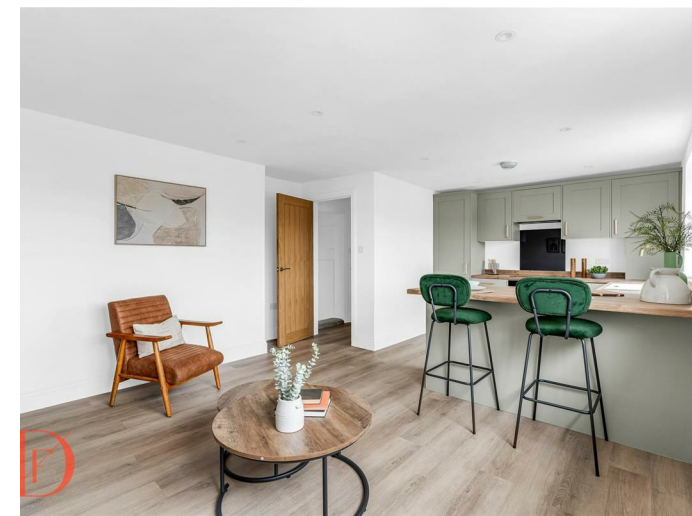
Conveniently located just a short drive from Waltham Cross Station, this home offers easy access to Central London. Its proximity to the M25 junction and the A10 provides excellent commuter links. The surrounding area offers a wide range of shopping options, eateries, pubs, cafés, sports facilities, and open spaces.

Buyers note: The allocated parking space will be created before exchange of contracts. External works are still ongoing.

We also have a ground floor two bedroom apartment available. Please contact Daniel Frank Estates to discuss.

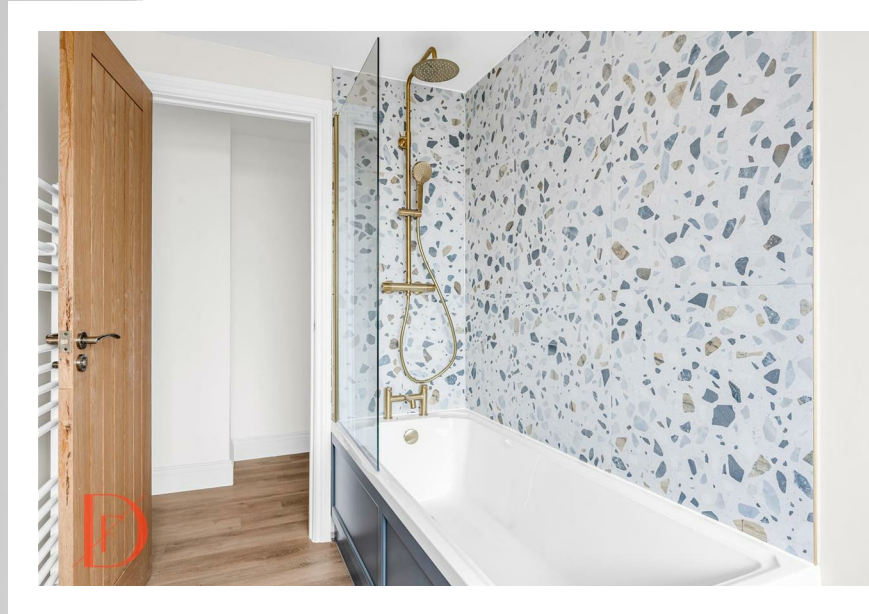
EPC - To be confirmed.

**Tenure** Leasehold  
**Council** Epping Forest





Your Next Chapter

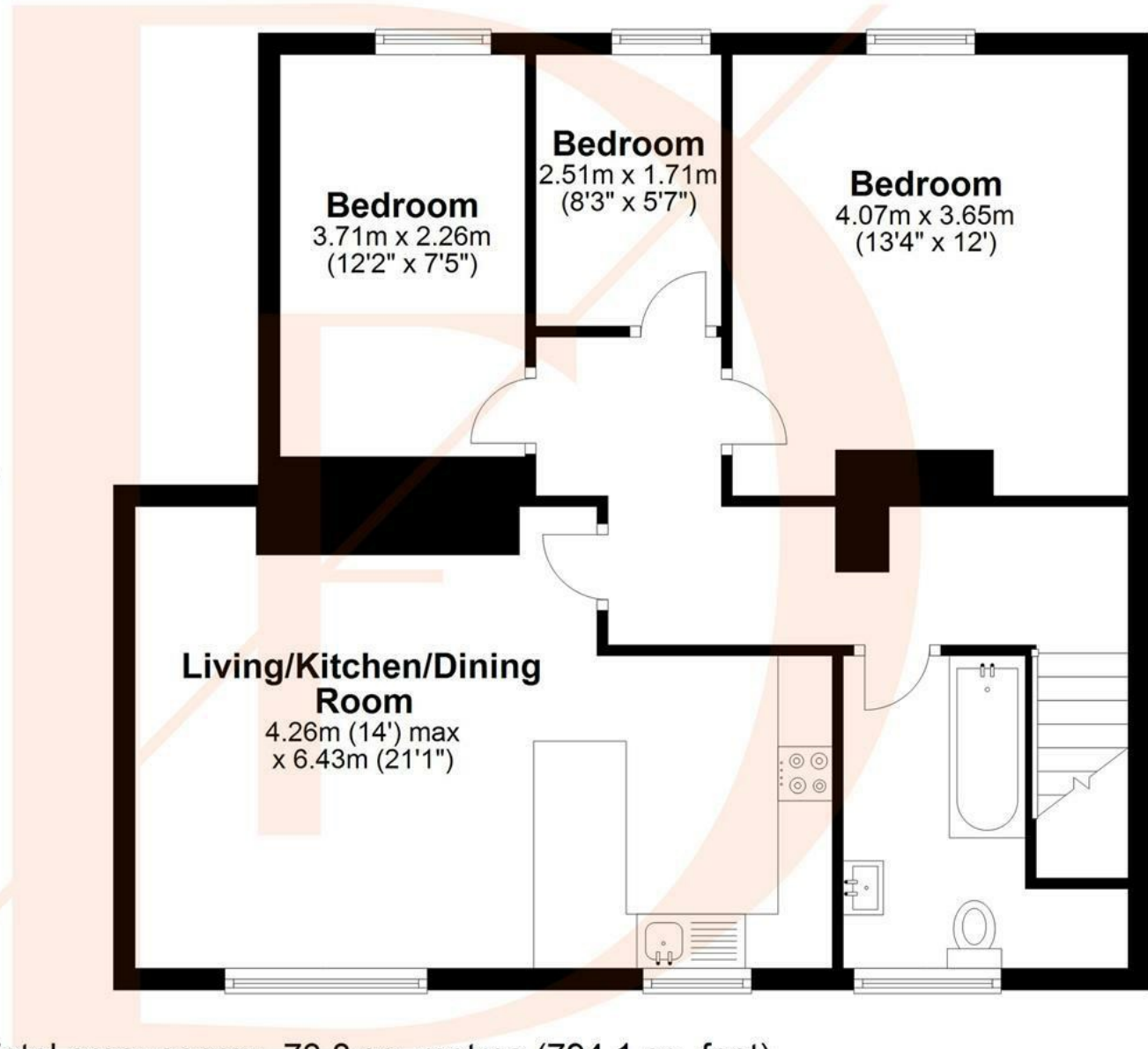


Your Next Chapter



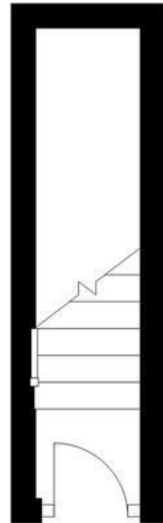
## First Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



## Ground Floor

Approx. 3.2 sq. metres (34.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 &amp; Wales</b>	EU Directive 2002/91/EC		