

**Barnet Lane, Borehamwood**

**£325,000 (Leasehold)**

**VILLAGE**  
E S T A T E S



**CHAIN FREE!!!** This spacious 2 DOUBLE bedroom GROUND floor apartment is located in Elstree Village on the infamous Barnet Lane. Just a 1 minute walk to local convenience stores, pharmacy, dentists, doctors surgery and St. Nicholas School.

The property consists of an entrance hall, living room, sperate kitchen/breakfast room and 2 double bedrooms plus a family bathroom. There is a door from the kitchen leading to the communal rear garden as well as side access around the block to access the front and rear gardens.

The lease has 113 years remaining and the ground rent is currently £200 P/A and Service charge is circa £450 P/A.

The property is currently let and can be sold with vacant possession or with a tenant in situ.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









Approx Gross Internal Area  
65 sq m / 699 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Available on the  
**App Store**



ANDROID APP ON  
**Google play**

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>65</b>	<b>77</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	