



Simmons Estates

EST: 1996

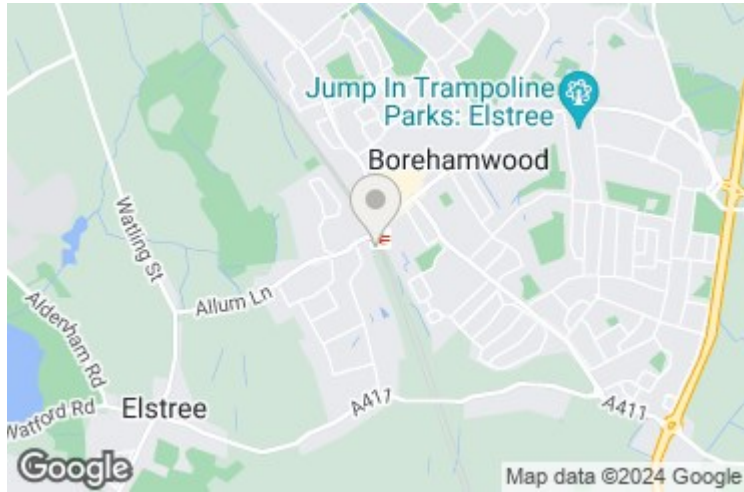


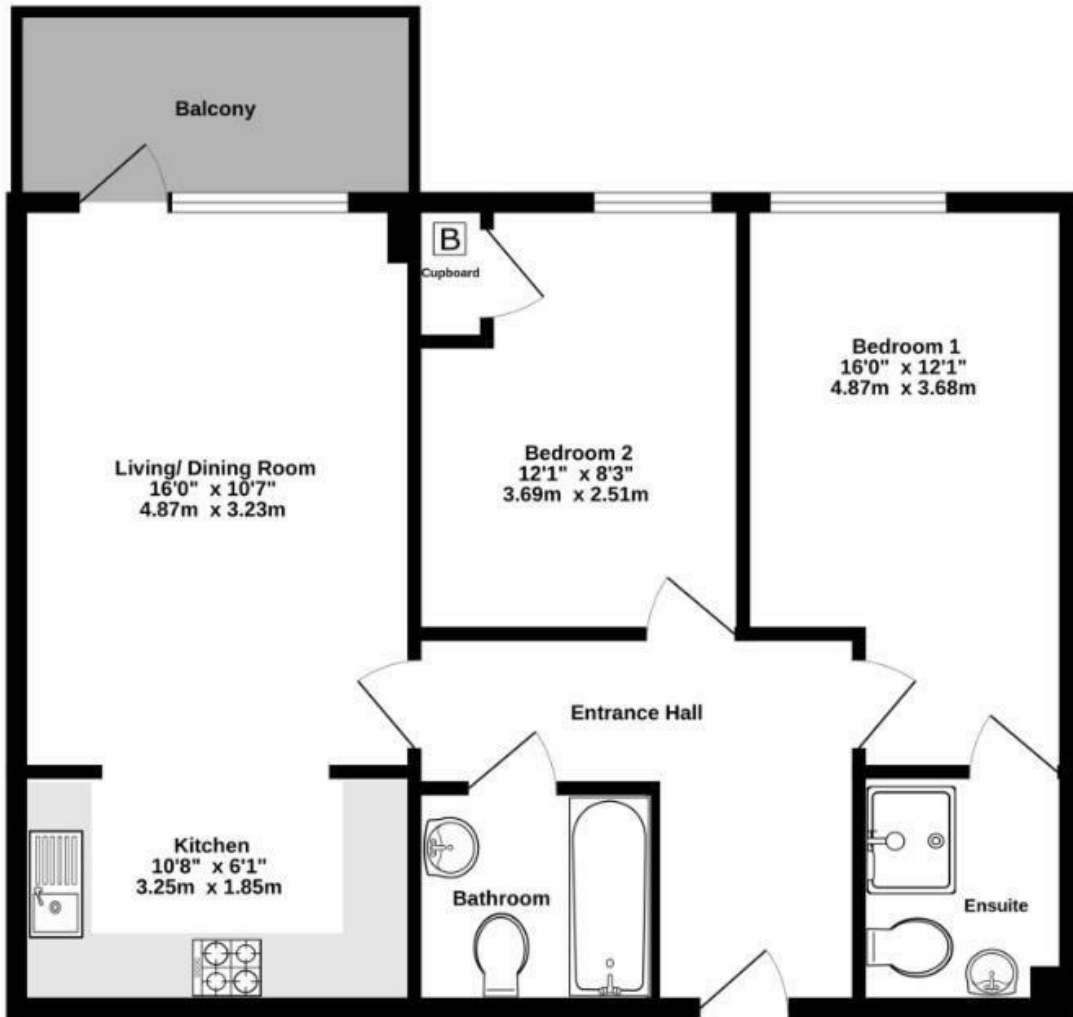
Lawford Court, Elstree,

£330,000

- Two Bedrooms
- Third Floor Apartment
- Long Lease
- Allocated Parking Space
- Chain Free
- Two Bathrooms (En Suite)
- Open Plan Living/ Dining Room
- Private Balcony
- Close to Elstree & Borehamwood Station

Presenting a spacious apartment with two double bedrooms, nestled within a modern development in sought-after Elstree. Just a short stroll from the town and station, this property boasts a generously sized living room, a private sun terrace, and two bathrooms (En suite). The part open-plan kitchen adds to the appeal of the living space. Offered in excellent condition, this property is ideal for an investment buyer or anyone seeking proximity to the mainline station.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
England & Wales		81	81
	EU Directive 2002/91/EC		

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