



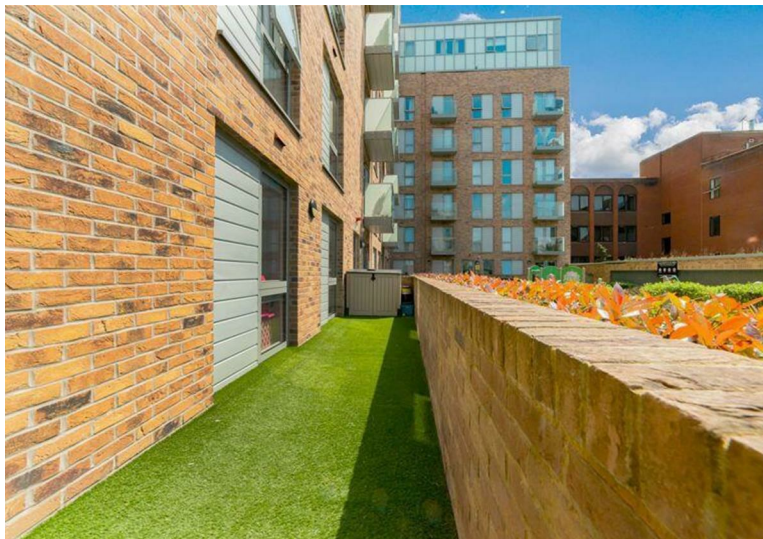


Situated in a modern development built approximately eight years ago, this immaculate first-floor apartment offers a well-proportioned living space of 797 sq ft. The property comprises two spacious double bedrooms, a family bathroom, and a large open-plan kitchen, dining, and reception area that leads onto a private 12-meter terrace, overlooking landscaped communal gardens.

The kitchen is equipped with ample storage, an integrated fridge/freezer, and a newly added dishwasher, while the hallway features a useful storage cupboard with space for a washer/dryer. The apartment also benefits from secure allocated underground parking, an LABC warranty, video entry phone system, and 24-hour communal CCTV.

Ideally located in the heart of Borehamwood, the development is just a short walk from the High Street, offering easy access to local amenities, shops, restaurants, and parks. It is also within close proximity to several well-regarded schools, including Yavneh Reception and College. Elstree & Borehamwood mainline station, providing direct access to London in approximately 20 minutes, is also nearby.

This apartment is a perfect blend of modern living and convenience, offering both comfort and security in a sought-after location.



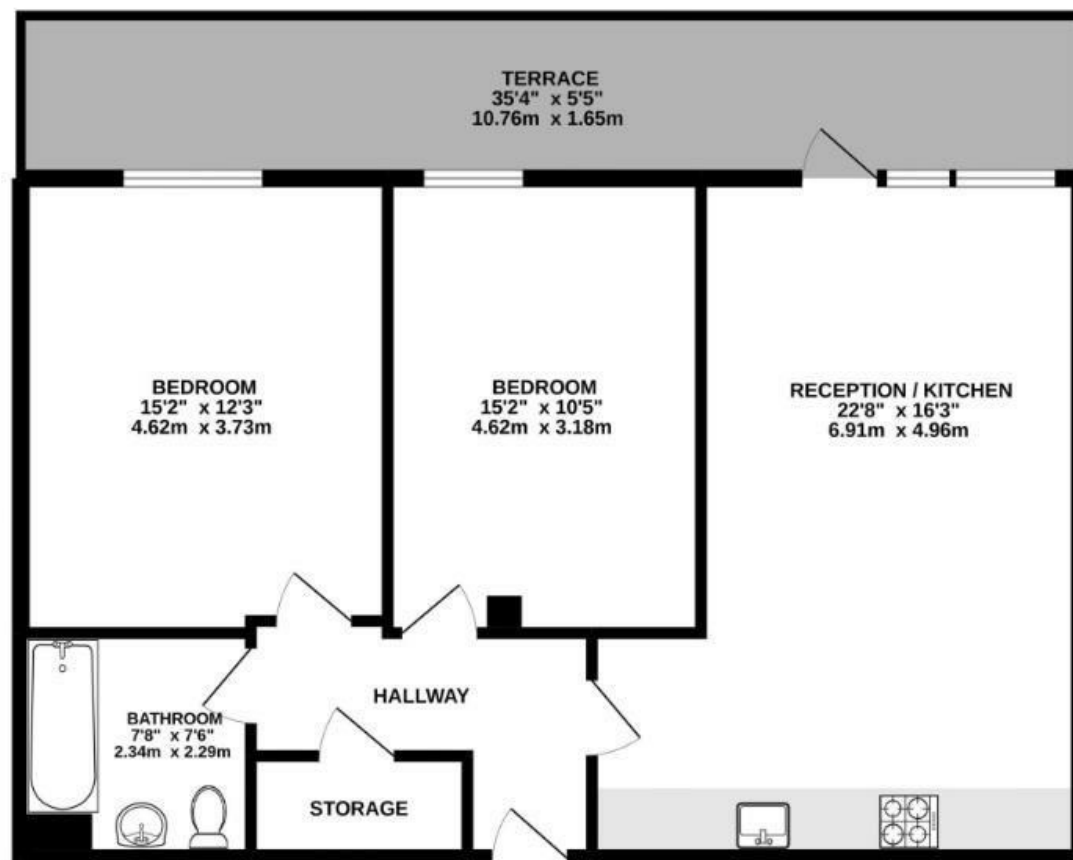












**TOTAL FLOOR AREA:** 796 sq.ft (73.9 sq.m.) approx.

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.  
Made with Metriplex 22022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		