



# Simmons Estates

EST: 1996



**1 Beech Drive, Borehamwood,**

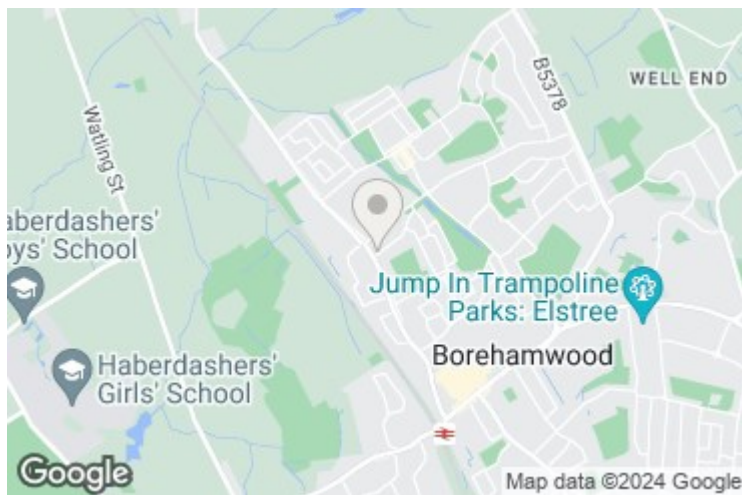
**£600,000**

- Stunning Three Bedroom Ground Floor Apartment
- Gas Underfloor Heating
- Direct Access to Gardens
- Separate Utility Room
- Stunning Bathroom with Hans Grohe Fittings
- Bi-Fold Doors to Private Terrace
- Poggenpohl Kitchen & Siemens Appliances
- Two Parking Spaces
- 10-Minute Walk to Town & Station
- Superb Spec Throughout

Flat One, The Beeches is a stunning Three-bedroom, two bathroom ground floor apartment, which benefits from a private terrace with direct access to the communal gardens. This property has a stunning kitchen which overlooks the private terrace & rear garden.

Each residence is spacious and perfectly proportioned, with fantastic specification throughout, including Poggenpohl kitchens, gas underfloor heating, long leases and private outdoor space. The properties all come with Hans Grohe bathroom fittings, off-street parking, Siemens appliances and bi-folding doors which open to the patios & balconies.

Beech Drive is one of Borehamwood's most sought after roads, located close to Croxdale Road synagogue, a range of shops, London bus links and a short walk to Borehamwood high street.



Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID680107)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>78</b>	<b>78</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			
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