



**BENJAMIN
STEVENS.**
estate agents



Alban Crescent, Borehamwood WD6 5JG

Asking Price £350,000

A beautifully presented bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH OWN PRIVATE GARDEN situated on a sought after residential crescent in the heart of Borehamwood, conveniently located and within walking distance to all local shopping/transport facilities and within a great catchment area for all local schools. The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Fully Fitted Modern Kitchen, Two Double Bedrooms, Modern Bathroom, Private Rear Garden.

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Exterior:



Stairs & Landing:



Reception Room:



Kitchen:



Reception Room:



Kitchen:



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Bedroom One:



Bedroom Two:



Bedroom One:



Bathroom:



Bedroom Two:



Garden:



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Garden:

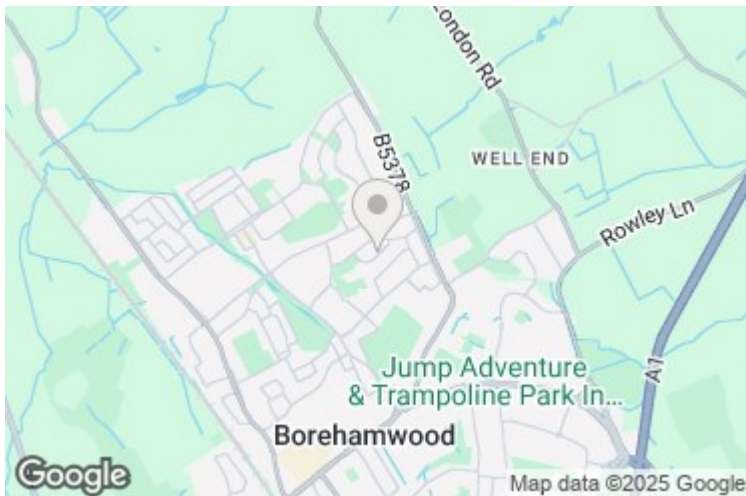


Tenure:

To the best of their knowledge the vendor advises us there is annual Service Charge of £888
The lease is approximately 94 years
Council tax Band C - £2035 PA
As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



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Approximate Area = 737 sq ft / 68.4 sq m

Outbuilding = 50 sq ft / 4.6 sq m

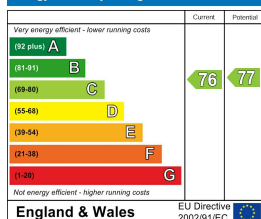
Total = 787 sq ft / 73 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1273311

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

