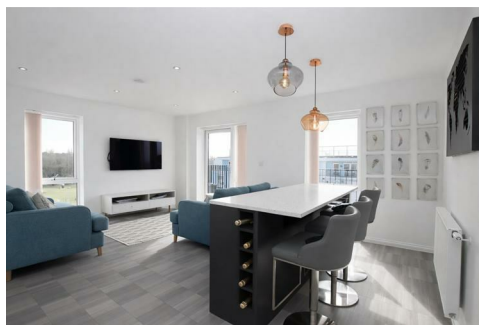




Simmons Estates

EST: 1996



Affinity Place, Elstree Way, Borehamwood,

£350,000

- Two Double Bedrooms
- Triple Aspect Bringing In An Abundance Of Light
- Fitted Wardrobes In Both Bedrooms
- South-West Facing Private Balcony
- Secure Underground Parking Space
- Fifth Floor Apartment (Lift Access)
- Large Open Plan Kitchen/Living Area
- Beautifully Presented
- Kitchen Island With Integrated storage & Breakfast Bar
- 0.8 miles From Elstree & Borehamwood Train Station

Discover this beautifully presented apartment set within the sought-after Affinity Place on Elstree Way, Borehamwood. This modern property, built in 2018, offers approximately 775 square feet of comfortable living space, making it an ideal choice for individuals or small families seeking a contemporary home.

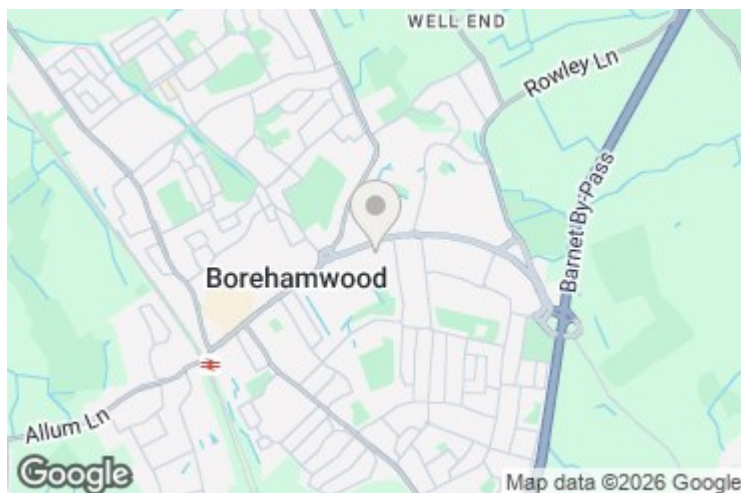
Situated on the fifth floor with lift access, the apartment enjoys a prime top-floor position and a rare triple-aspect layout, allowing an abundance of natural light to flood the space throughout the day. The bright and airy interior is further enhanced by a south-west facing private balcony, perfect for enjoying afternoon and evening sun.

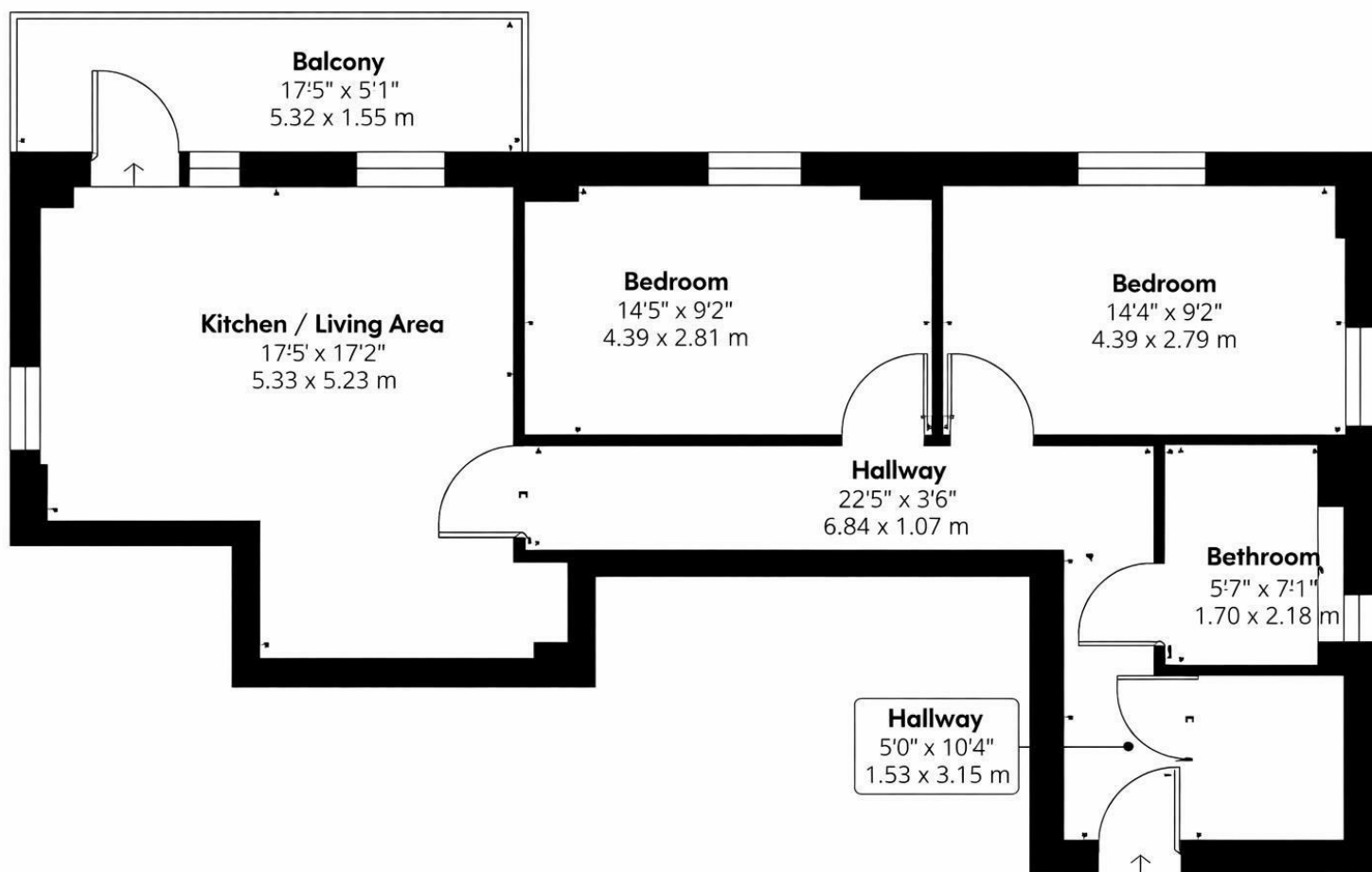
Upon entering, you are welcomed by a spacious hallway with built-in storage, which leads through to a well-appointed reception room providing a warm and inviting atmosphere, ideal for both relaxing and entertaining. The open-plan layout flows seamlessly into a stylish kitchen, featuring a central island with integrated storage and a dedicated breakfast bar area, offering both practicality and a sociable focal point.

The property comprises two double bedrooms, both benefiting from fitted wardrobes, providing excellent storage while maintaining a clean and uncluttered feel. A modern bathroom, finished with contemporary fixtures and fittings, completes the apartment.

Additional features include Amtico flooring throughout the hallway and living area, enhancing both durability and style, as well as a secure underground parking space for added convenience.

Located in Borehamwood, the property benefits from a vibrant community and excellent local amenities, including a variety of shops, restaurants, and leisure facilities. There are also strong transport links nearby, offering easy access to surrounding towns and central London.





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			
		83	83
England & Wales		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	