



# Simmons Estates

EST: 1996



## Millar House, Borehamwood, Offers In Excess Of £385,000

- Two Double Bedrooms
- Second Floor With Lift Access
- South Facing Private Balcony
- Ample Storage Throughout
- Long Lease (993 Years Remaining)
- Two Bathrooms (En Suite)
- Beautifully Present Throughout
- Large Open Plan Kitchen/Living Area
- Allocate Gated Parking
- Walking Distance To Elstree & Borehamwood Station

A beautifully presented two double bedroom, two bathroom second-floor apartment situated within a secure, gated, and recently built purpose-designed development. Ideally located directly opposite Elstree & Borehamwood Train Station (Zone 6), the property also benefits from being just a short walk from Borehamwood Shopping Park, the Boulevard Retail Park, and the wide variety of shops, cafes, and restaurants along Shenley Road.

Constructed approximately Five years ago by the prestigious Berkeley Group under their St William brand, this modern apartment spans nearly 700 square feet of immaculately maintained and well-proportioned living space. Designed to a very high specification, the interior features a spacious open-plan kitchen and reception room, complete with floor-to-ceiling windows that flood the space with natural light and lead out to a private south-facing balcony—ideal for relaxing or entertaining. The kitchen area boasts sleek Kourtz work surfaces and Siemens integrated white goods, creating a seamless and contemporary finish.

The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room with WC. A second double bedroom and a large, modern family bathroom provide comfortable accommodation for guests, family, or a home office setup. Additional features include a water softener system, ample internal storage, and lift access to all floors.

Security and convenience are further enhanced by a video entry phone system, CCTV monitoring, and allocated gated off-street parking. Residents also enjoy access to well-maintained communal gardens, adding to the overall appeal of this modern development.

This apartment offers the perfect blend of luxury, practicality, and location—ideal for commuters, first-time buyers, or investors. With exceptional transport links into Central London and all local amenities just moments away, this is an outstanding opportunity to own a high-quality home in the heart of Borehamwood.





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		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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