

**41 Allum Lane, Elstree**

**£550,000 (Leasehold)**

**VILLAGE**  
E S T A T E S



Nestled in the charming area of Allum Lane, Elstree, this delightful garden apartment offers a perfect blend of comfort and modern living. Spanning an impressive 900 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The separate modern kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home. The apartment boasts two newly fitted bathrooms, designed with contemporary fixtures and finishes, adding a touch of luxury to your daily routine.

One of the standout features of this property is its access to two private patios, perfect for enjoying a morning coffee or evening gatherings. Additionally, residents can take advantage of the beautifully maintained communal garden, offering a serene escape from the hustle and bustle of daily life.

For those with vehicles, the apartment includes allocated parking for one car, along with 14 visitor spaces, ensuring convenience for guests. The location is particularly appealing, as it is just a short walk to Elstree & Borehamwood mainline station, providing easy access to local amenities and transport links.

This garden flat is a rare find, combining modern comforts with a tranquil setting. It presents an excellent opportunity for anyone looking to enjoy a stylish and convenient lifestyle in a sought-after area. Don't miss the chance to make this lovely apartment your new home.

**020 3764 2222**  
**[www.village-estates.co.uk](http://www.village-estates.co.uk)**



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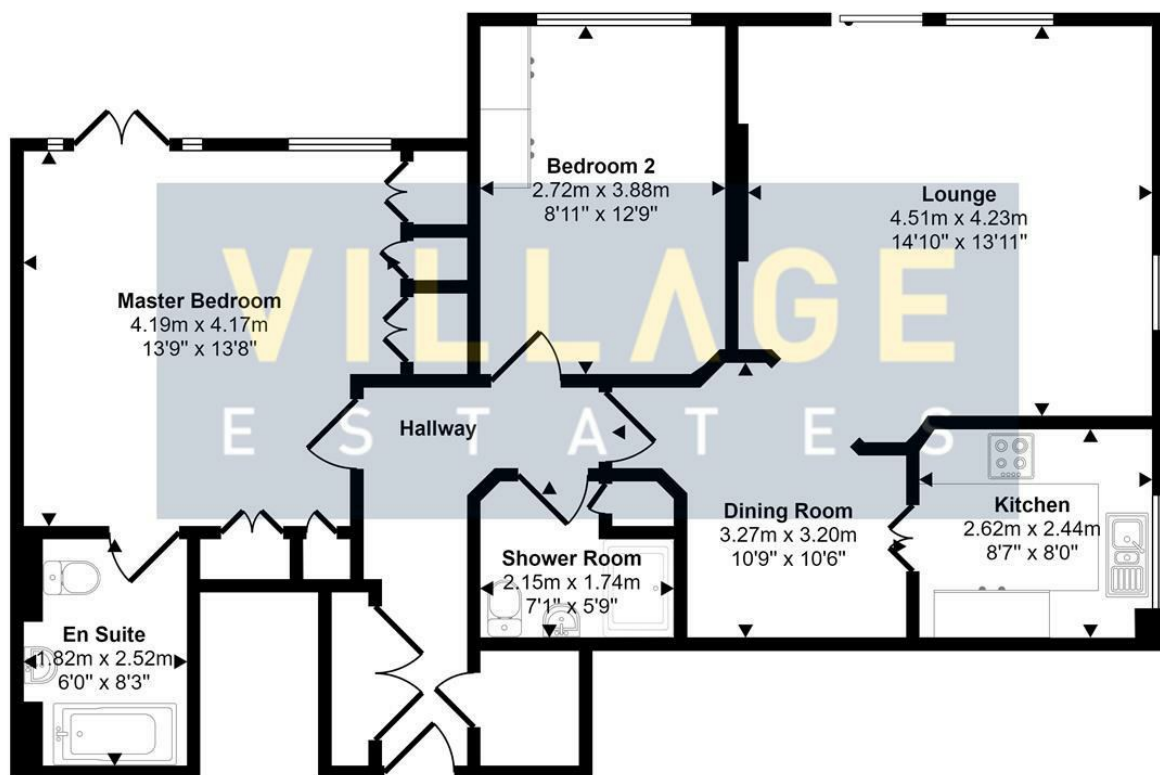
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approx Gross Internal Area  
83 sq m / 898 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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**Google play**

| 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>                  | EU Directive 2002/91/EC |           |