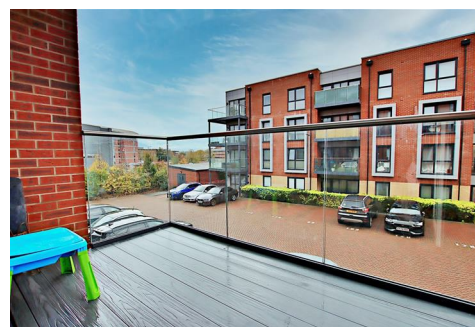




Simmons Estates

EST: 1996



Holmesley Road, Borehamwood,

£375,000

- Two Double Bedrooms
- Two Tiled Bathrooms (En Suite)
- Immaculately Presented Throughout
- Modern Development
- Allocated Parking With A Dedicated Bay
- First Floor Apartment
- Large Open Plan Kitchen/Living/Dining
- Private Balcony
- Spacious with Plenty of Storage
- Close To The Town Centre And Amenities

Set within the desirable private Hertsmere Mews development — a peaceful, modern community built by Bellway Homes — this beautifully finished two-bedroom, two-bathroom apartment offers an exceptional combination of space, comfort, and convenience. At approximately 732 sq ft, it is one of the largest two-bedroom layouts in the development.

The property benefits from an allocated parking space, with visitor parking available on a first-come, first-served basis. Residents also enjoy electric vehicle charging points, secure bike storage, and a video entry system for added peace of mind.

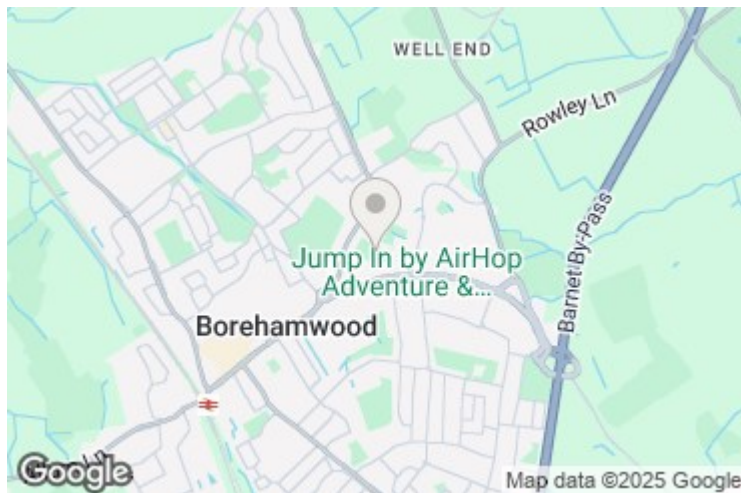
Located on the first floor, the apartment opens into a welcoming entrance hallway with a large built-in storage cupboard, ideal for coats and everyday essentials. The interiors are immaculately presented throughout, featuring modern finishes and a clean, contemporary aesthetic.

At the heart of the home is a bright and airy open-plan kitchen, living, and dining area, enhanced by floor-to-ceiling windows and patio doors leading to a private balcony — perfect for relaxing or entertaining. The sleek fitted kitchen includes an electric hob, integrated fridge freezer, dishwasher, and ample storage, all designed for modern living.

Both bedrooms are well-proportioned doubles with excellent natural light. The principal bedroom benefits from a modern en-suite shower room and fitted wardrobes, while the second bedroom offers flexibility as a guest room, nursery, or home office. A stylish family bathroom completes the accommodation.

Ideally situated just a short walk from Borehamwood's vibrant High Street, residents are moments from local shops, restaurants, schools, and excellent transport links via Elstree & Borehamwood Station, providing easy access to Central London and beyond.

Perfect for first-time buyers, downsizers, or investors, this apartment represents a rare opportunity to purchase a spacious, contemporary home in one of Borehamwood's most sought-after developments.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	80
(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 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