



# Simmons Estates

EST: 1996



**Berwick Road, Borehamwood,**

**£260,000**

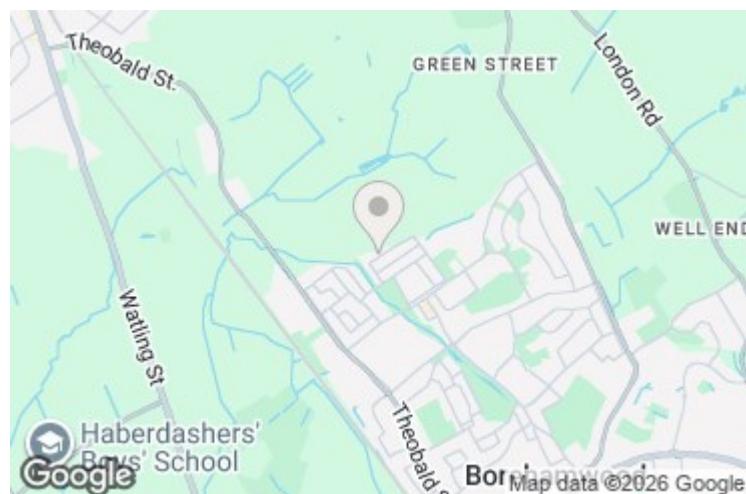
- One Double Bedroom
- Exceptionally Well Presented Throughout
- Large Living Room
- Under Floor Heating In Bathroom
- Private Garden
- First Floor Apartment
- Separate Kitchen
- South East Facing Balcony
- Triple Glazing To front
- Chain Free

Nestled along the ever-popular Berwick Road, this charming one-bedroom flat offers an excellent blend of comfort, space, and convenience. Set within a small, well-maintained block of just four flats, the property spans approximately 528 sq ft and is immaculately presented throughout.

The accommodation comprises a large and bright living room, ideal for both relaxing and entertaining, alongside a separate, well-appointed kitchen offering practical workspace and storage. The generous double bedroom provides a peaceful retreat, while the bathroom benefits from underfloor heating, adding a touch of everyday luxury.

Further highlights include ample storage throughout, a private south-east facing balcony, and access to a private garden, making this home particularly appealing for those seeking valuable outdoor space. Additional benefits include triple glazing to the front and a boiler installed approximately three years ago.

Conveniently located close to local shops, amenities, and transport links, this property is perfectly suited to first-time buyers, downsizers, or investors alike. Offering character, practicality, and a sought-after location, this delightful flat represents a fantastic opportunity to enjoy the very best of Borehamwood living.





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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