



# Simmons Estates

EST: 1996



## **Lawford Court, Grade Close, Borehamwood,**

**£1,400 PCM**

- One Double Bedrooms
- Modern Bathroom
- Sunny Aspect Private Balcony
- Modern Development
- Great Size Living Room
- Second Floor Apartment
- Moments From Elstree & Borehamwood Station
- Parking Permit

This well-presented, second-floor one-bedroom apartment, ideally located in the ever-popular Lawford Court development—just a short 2–3 minute walk from Elstree & Borehamwood Thameslink Station and the town centre, offering quick and easy access into London.

The apartment features a bright and spacious open-plan living and dining area, complete with a sleek, modern fitted kitchen. The reception space opens onto a private balcony, perfect for enjoying a peaceful morning coffee or unwinding in the evening. The double bedroom is generously sized and full of natural light, while the contemporary bathroom and welcoming entrance hallway complete the internal layout. The property also benefits from a secure entry phone system, providing added peace of mind.

Externally, the development offers residents' parking and beautifully maintained communal gardens, along with convenient bicycle storage. Located just off Deacons Hill Road, this home is ideally positioned for access to major road links including the A1, M1, and M25. It's also within close reach of local shops, cafes, restaurants, London bus routes, and Borehamwood Shopping Park.



