



Simmons Estates

EST: 1996



Nuffield House, Borehamwood,

£365,000

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

Set within a modern, well-maintained development in the heart of Borehamwood, this beautifully finished two-bedroom, two-bathroom apartment offers a perfect blend of space, comfort, and convenience. At approximately 760 sq ft, it's one of the largest two-bedroom layouts in the building.

On arrival, you'll benefit from an allocated off-street parking space, with additional visitor parking available on a first-come, first-served basis. The development benefits from convenient electric vehicle (EV) charging points, secure bike storage, & a video entry system that provides added peace of mind.

Located on the second floor, the apartment opens into a spacious entrance hallway with a large built-in storage cupboard—ideal for coats, shoes, and household essentials. Immaculately presented throughout, the property features modern finishes & a clean, contemporary aesthetic.

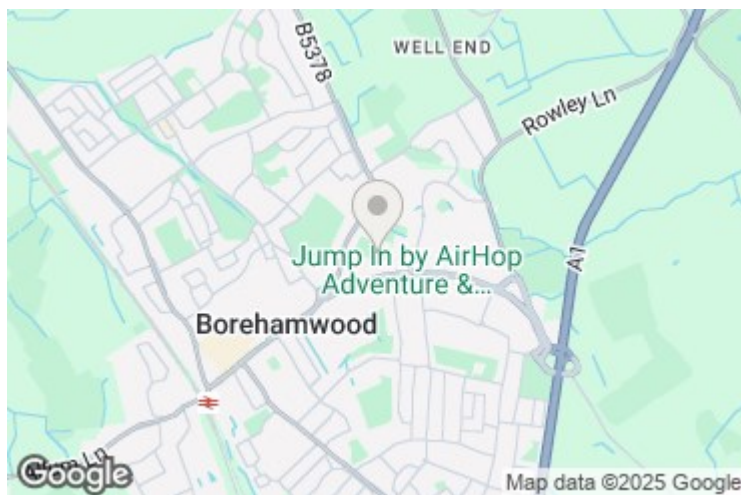
At the heart of the home is a bright & airy open-plan kitchen, living, and dining area, enhanced by floor-to-ceiling windows and patio doors leading to a private balcony—perfect for enjoying the afternoon & evening sun. The sleek, fully integrated kitchen includes an electric hob, fridge freezer, dishwasher, & ample storage, all complemented by a premium Kourtz worksurface that adds both durability and style.

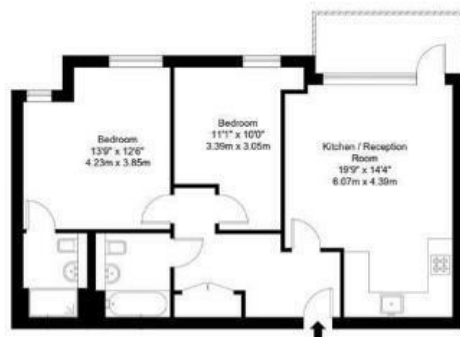
Both bedrooms are well-proportioned doubles with excellent natural light. The principal bedroom benefits from a modern en-suite shower room and space for wardrobes, while the second bedroom is equally versatile—ideal as a guest room or home office.

The property includes two fully tiled bathrooms, each finished to a high standard. The en-suite features a walk-in shower, & the main bathroom offers a bath with overhead shower & quality fittings throughout.

Additional features such as efficient electric heating and built-in storage further enhance the practicality & comfort of this larger-than-average apartment.

Ideally situated just a short walk from Borehamwood's vibrant high street.





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		81	81
		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	