



Simmons Estates

EST: 1996



Darwin House, Borehamwood,

Offers In Excess Of £270,000

- One Double Bedroom
- Beautifully Presented Throughout
- Long Lease (991 Years Remaining)
- Spacious with Plenty of Storage & Fitted Wardrobes
- Modern Private Development
- Ground Floor Apartment
- Large Open Plan Kitchen/Lounge/Diner
- Allocated Parking With A Dedicated Bay
- Close To The Town Centre And Amenities
- West Facing Balcony

Located within a modern and well-maintained development in the heart of Borehamwood, this beautifully presented one-bedroom apartment offers generous proportions, high-quality finishes, & exceptional convenience. Positioned just moments from the town centre, leisure facilities, and Elstree & Borehamwood train station, the home combines contemporary living with a prime location.

At approximately 575 sq ft, this is one of the largest one-bedroom layouts in the development. The apartment opens into a spacious entrance hallway, where you'll find a large built-in storage cupboard, currently housing a freestanding washer/dryer. A secure video entry system provides added peace of mind.

The open-plan living and dining area is bright and airy, enhanced by floor-to-ceiling windows and doors that lead out onto a private west-facing balcony — perfect for enjoying the afternoon and evening sun. Sleek Amtico flooring runs throughout, complementing the apartment's clean, modern aesthetic. The generous layout comfortably accommodates a dining table, sofa, and media unit, making it ideal for both relaxing and entertaining.

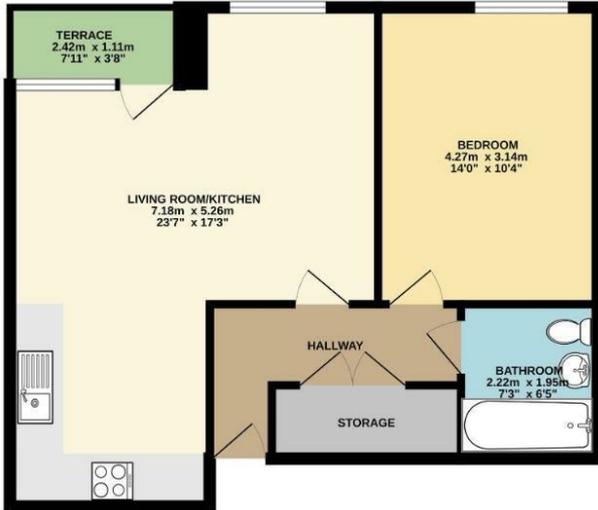
The adjoining kitchen is fully integrated with modern appliances including an electric hob, fridge freezer, & dishwasher. Stylish cabinetry & ample countertop space make this a functional and attractive space for cooking and socialising.

The double bedroom maintains the bright and airy feel of the home, featuring floor-to-ceiling windows that flood the space with natural light, along with built-in wardrobes that provide ample storage without compromising on style.

A well-appointed, partly tiled bathroom completes the accommodation, offering a clean and contemporary design with a shower-over-bath setup, quality fittings, & tiled flooring.

Additional benefits include electric room heaters, excellent built-in storage, one allocated off-street parking space, and the rare advantage of a layout that offers more space than typical one-bedroom apartments in the area.





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		77	77
	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		