



Simmons Estates

EST: 1996



Todd Close, Borehamwood,

£1,700 PCM

- Two Double Bedrooms
- Ground Floor Apartment
- Great Size Kitchen/Living Area
- Available Immediately
- Allocated Parking
- Two Bathrooms (En Suite)
- Fitted Wardrobes
- Great Condition Throughout
- 15 Minute Walk to Train Station
- Direct Access to Patio & Communal Gardens

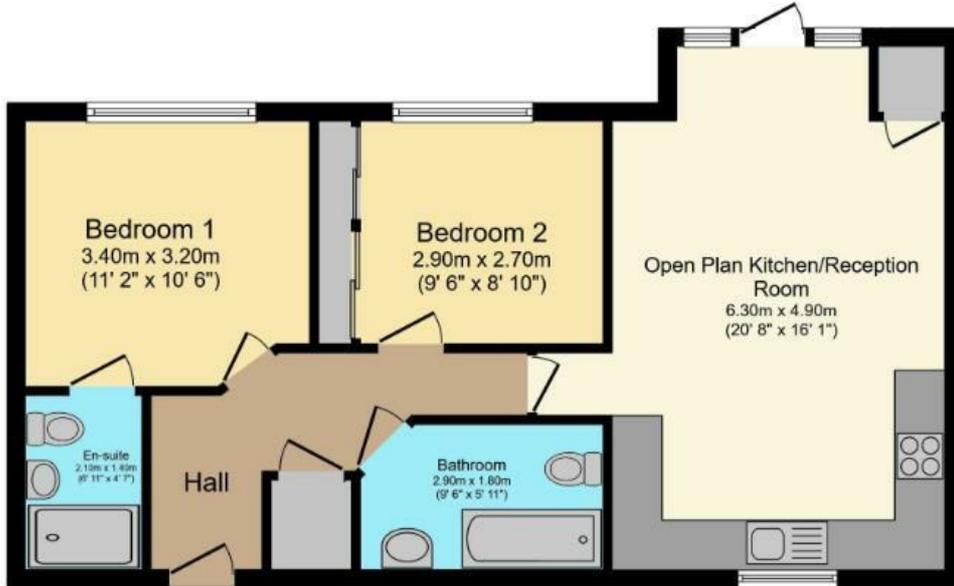
This beautifully presented two-bedroom, two-bathroom ground floor apartment is set within a modern new-build development just off Elstree Way, offering contemporary living in an ultra-convenient location.

The property features two generously sized double bedrooms, including a principal bedroom with fitted wardrobes and a private en-suite shower room. A separate, stylish family bathroom serves the second bedroom. The large open-plan reception room seamlessly flows into a modern fitted kitchen and opens directly onto the communal gardens — perfect for relaxing or entertaining.

Further highlights include a spacious entrance hallway with built-in storage, gas central heating, and double glazing throughout, ensuring year-round comfort and energy efficiency. An entry phone system offers added security, and an allocated parking space for one car is included with the apartment.

Ideally located within walking distance to both the Boulevard Retail Park and Elstree & Borehamwood Thameslink Station, this apartment is perfect for professionals looking for easy access to local amenities and fast transport links into central London.





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	82	82

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		