



## Flat 22, Nuffield House Holmesley Road

, Borehamwood, WD6 1AL

**£2,000 Per month**

A lovely contemporary flat on the third floor of a recent built two bedroom flat within a spacious development located in the heart of Borehamwood. Within easy access of Elstree & Borehamwood station. The apartment comprises of a good size fully fitted contemporary living/ kitchen/dining area, . The kitchen is modern and fully fitted. Together with two bedrooms (one with en-suite), storage area and french/patio doors leading to a balcony area.

Within close proximity to facilities such as Meadow Park, a theater, an academy and primary school.

Located with easy access to both St Albans and London, (12 miles (19 km) from Charing Cross). Borehamwood falls within the civil parish of Elstree and Borehamwood and the London commuter belt.

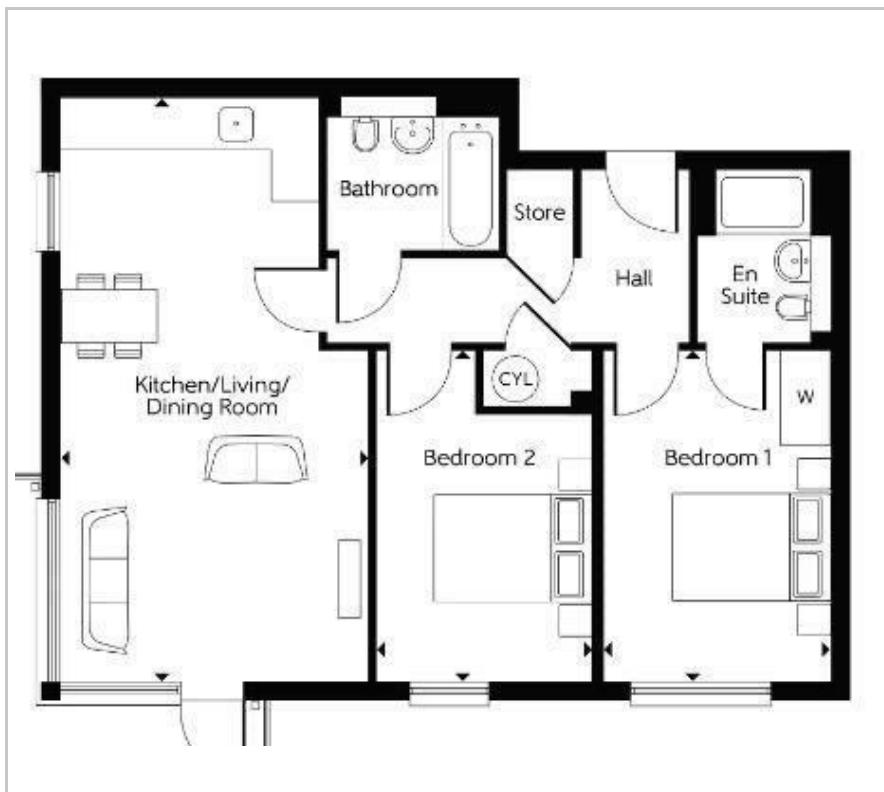
- 2 bedrooms / 2 bathrooms
- 3rd floor (no lift)
- Available mid January
- Parking available
- Spacious balcony
- Full electric property

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|--|---|--|-------------------------|
|  |   | Current  | Potential               |
| Very energy efficient - lower running costs<br>(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              |   |  |                         |
| EU Directive 2002/81/EC                                  |   | England & Wales                                | EU Directive 2002/81/EC |
|  |   | England & Wales                                | EU Directive 2002/81/EC |



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