



**BENJAMIN
STEVENS.**
estate agents



Alban Crescent, Borehamwood WD6 5JG

Asking Price £350,000

A beautifully presented bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH OWN PRIVATE GARDEN situated on a sought after residential crescent in the heart of Borehamwood, conveniently located and within walking distance to all local shopping/transport facilities and within a great catchment area for all local schools. The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Fully Fitted Modern Kitchen, Two Double Bedrooms, Modern Bathroom, Private Rear Garden.

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Exterior:



Stairs & Landing:



Reception Room:



Kitchen:



Reception Room:



Kitchen:



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Bedroom One:



Bedroom Two:



Bedroom One:



Bathroom:



Bedroom Two:



Garden:



Garden:



Tenure:

To the best of their knowledge the vendor advises us there is annual Service Charge of £888

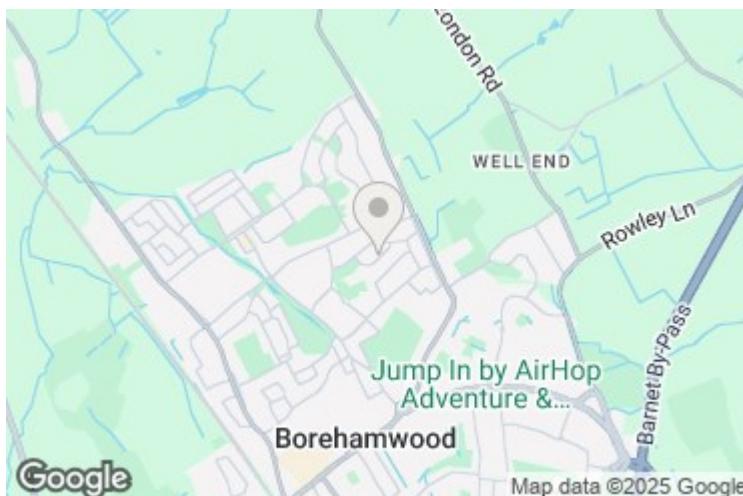
The lease is approximately 94 years

Council tax Band C - £2035 PA

As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



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Approximate Area = 737 sq ft / 68.4 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 787 sq ft / 73 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025.
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| Energy Efficiency Rating | |
|--|-------------------------|
| | Current |
| 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 |

| Environmental Impact (CO ₂) Rating | |
|--|-------------------------|
| | Current |
| 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 |

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