



# PRESTIGE & VILLAGE

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PRESTIGE & VILLAGE



## BOREHAM HOLT, ELSTREE, WD6 3QF

Spacious Top Floor Apartment in Prime Elstree Location

IMMEDIATE AVAILABILITY - VACANT POSSESSION

Situated in a sought-after area just a short walk (0.2 miles) from Elstree & Borehamwood Station Thameslink. This bright and spacious top floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation includes a generous lounge/diner, two double bedrooms, a separate modern fitted kitchen, and a contemporary bathroom. **BRAND-NEW CARPETS IN BOTH BEDROOMS.**

Set within a well-maintained development, the property is ideally located close to local shops, parks, and a selection of highly regarded schools.

Early viewing is highly recommended to avoid disappointment

## OFFERS IN EXCESS OF £300,000

# BOREHAM HOLT

, ELSTREE, WD6 3QE



- Two Double Bedrooms - BRAND-NEW CARPETS IN BOTH BEDROOMS.
- Large Living/Dining Room
- Long Lease - 900+ years
- A short walk (0.2 miles) from Elstree & Borehamwood Station Thameslink.
- Separate fitted Kitchen
- 2nd Floor Apartment
- EDUCATION - The area is also well-served by a range of highly regarded schools.
- Modern Bathroom
- Access to communal gardens
- TRANSPORT - The property benefits from excellent transport links

## IMMEDIATE AVAILABILITY

VACANT POSSESSION - Situated in a sought-after area just a short walk (0.2 miles) from Elstree & Borehamwood Station Thameslink.

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BRAND-NEW CARPETS IN BOTH BEDROOMS.

## ACCOMMODATION

Bedroom 1  
13'1" x 12'0" (3.99m x 3.67m)

Bedroom 2  
12'9" x 8'8" (3.89m x 2.65m)

## Living Room

16'3" x 14'0" (4.96m x 4.27m)

## Kitchen

9'4" x 8'5" (2.85m x 2.57m)

## Bathroom

7'0" x 5'6" (2.15m x 1.68m)

## COMMUNAL GARDENS

### Key Benefits:

Chain free – ready for a smooth and hassle-free move  
Excellent transport links – Elstree & Borehamwood Station (0.2 miles), Stanmore (2.5 miles), Radlett (2.7 miles), and Edgware (2.8 miles)  
Outstanding local education – including Yavneh Primary School (0.8 miles, Ofsted: Outstanding), Yavneh College (0.7 miles, Good), and several quality primary schools

such as Summerswood and St Teresa Catholic Primary School



## Directions

Boreham Holt is conveniently located within walking distance to Borehamwood High Street offering a wide range of local shops and amenities. Transportation Links include Elstree & Borehamwood Train Station and convenient bus links.

Hertsmere  
Band C



FLOOR PLAN



Approximate Gross Internal Area = 65.9 sq m / 709 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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