



ELSTREE WAY, HERTFORDSHIRE, WD6

**£425,000 LEASEHOLD**

## CHAIN FREE TWO BEDROOM TWO BATHROOM APARTMENT

**Borehamwood** | 020 8953 8899 | [borehamwood@winkworth.co.uk](mailto:borehamwood@winkworth.co.uk)





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## DESCRIPTION:

Situated on the Fifth floor of the highly regarded Elstree House development and boasting luxuries such as a concierge, secure gated parking, gymnasium and multiple lifts is this two double bedroom apartment offered in excellent condition.

Offering over 850 sq ft of bright and well-proportioned accommodation, this impressive apartment is both secluded and private—benefiting from no adjoining neighbours above or to the sides, and solid concrete floors throughout for enhanced privacy.

The property features a private balcony and two allocated parking spaces, conveniently located adjacent to the apartment and visible from within. Inside, a dedicated utility closet provides plumbing for a washing machine and space for a tumble dryer. The modern kitchen is well-appointed with a breakfast bar, wine rack, and integrated dishwasher.

Located close to the newly constructed multi million pound Sky Studios, main arterial roads including the A1, M1 and M25 and approx. one mile from Borehamwood town centre and Thameslink station the property is ideal for a first time buyer, downsizers and investors alike.

## AT A GLANCE

- 2 Bedrooms
- Two Car Parking Spaces
- Kitchen Breakfast Room
- utility/laundry closet
- Reception Room
- Private Balcony
- Bathroom
- Ensuite Bathroom
- Gym



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Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

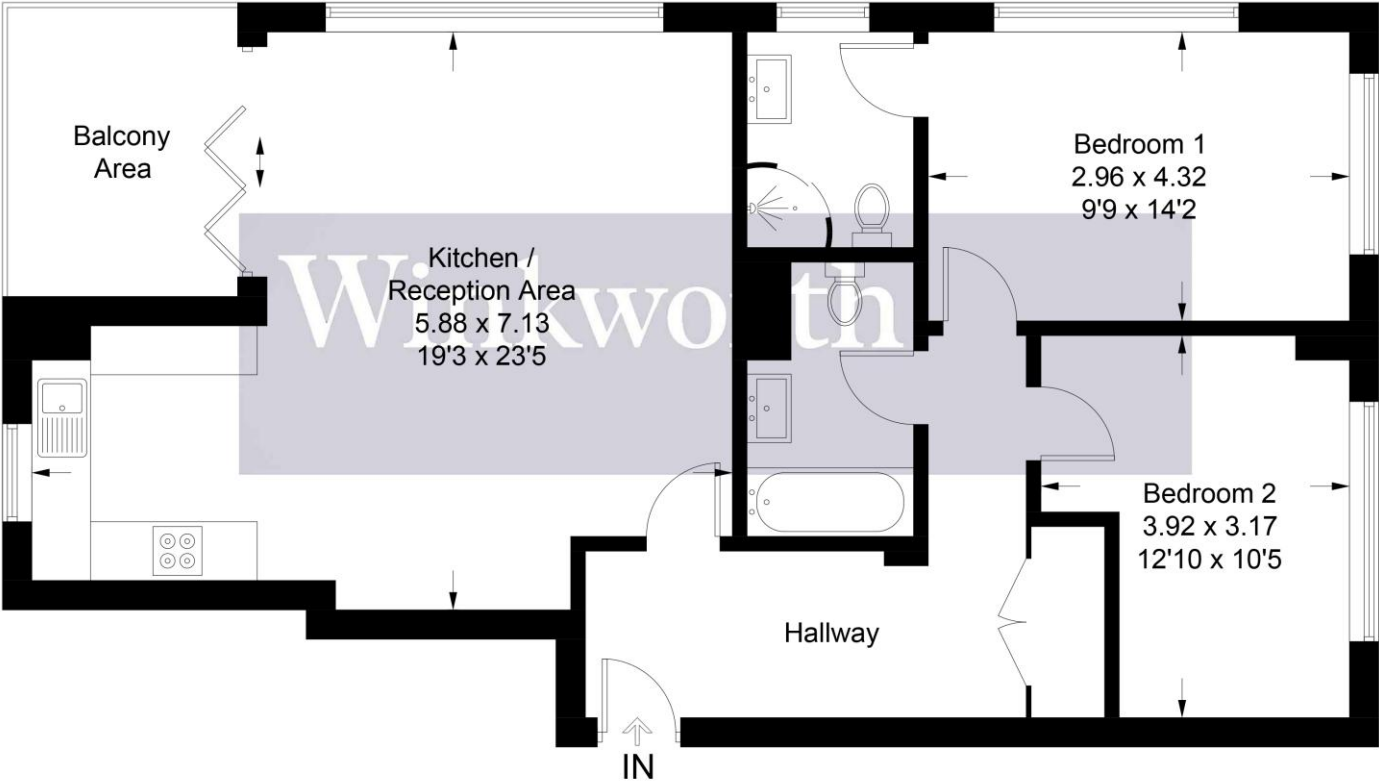


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1200791)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 116 year and 8 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.