



LEXINGTON CLOSE, WD6  
**£340,000 LEASEHOLD**

## A TWO BEDROOM FIRST FLOOR MAISONETTE

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**DESCRIPTION:**

Situated on the first floor and offering circa 856 square feet of bright and well proportioned accommodation is this Southerly facing two bedroom purpose built maisonette.

Sold with an unexpired lease in excess of 140 years the property is positioned in a quiet sought after turning just off Stratfield Road, approx. 0.5 miles walk from Borehamwood Thameslink station and would be ideal for first time buyers, downsizers and investors alike.



Winkworth



Winkworth

Approximate Gross Internal Area  
79.5 sq m / 856 sq ft

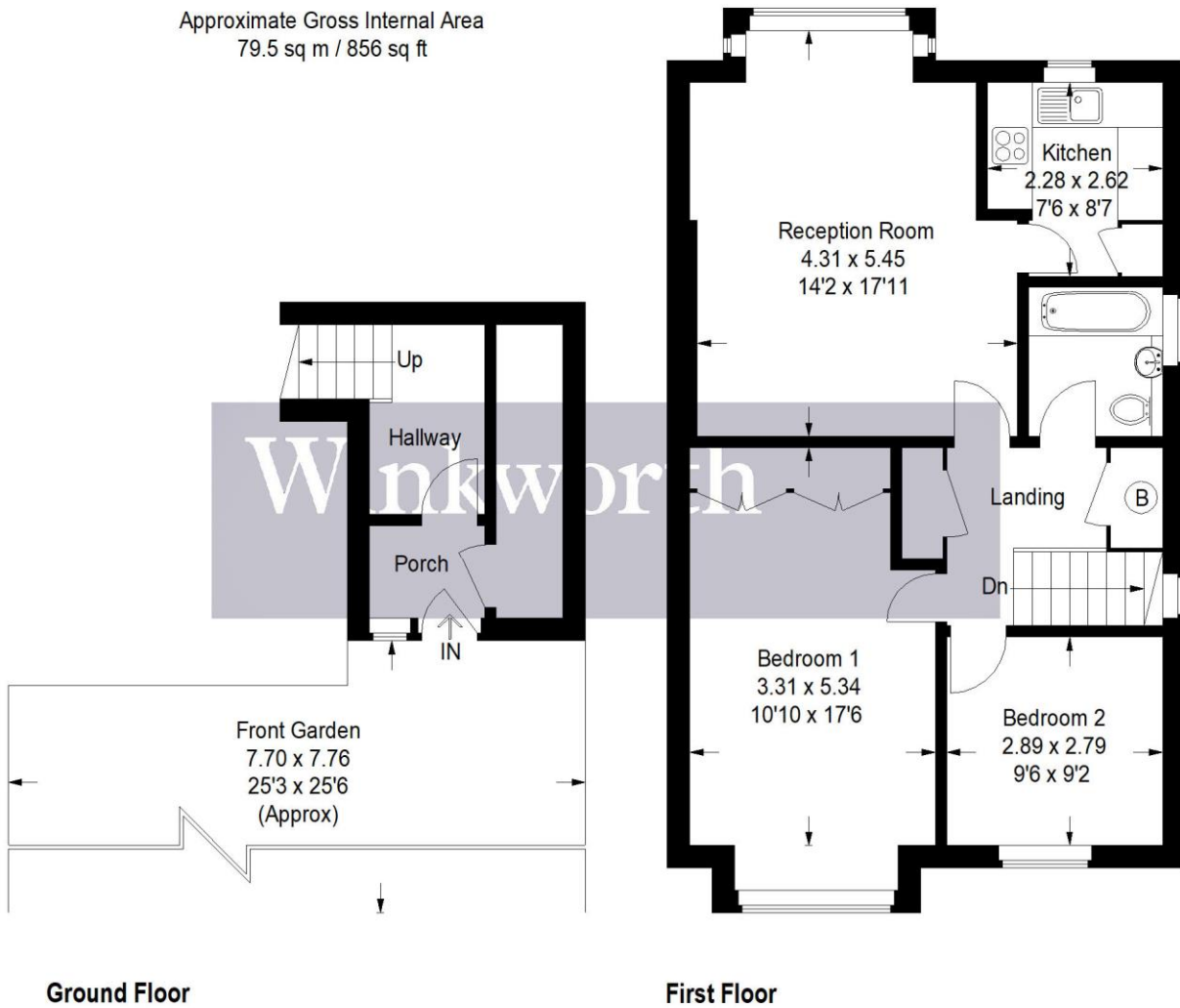


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2021 (ID 738756)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	