



**Station Road, Borehamwood, WD6**  
**£1,900 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Two Bedroom, Two Bathroom fourth floor apartment set within this gated built purpose built block opposite Elstree & Borehamwood Train Station (Zone 6) and within a short walk of Borehamwood Shopping Park and the local shops and restaurants on Shenley Road.

The accommodation provides a reception room/open plan modern fully fitted kitchen and two bathrooms.

Amenities include a balcony, gated allocated parking space for one car, lift and an entryphone system.

Available on an Unfurnished basis.

Council Tax Band D.

Sole Agent


## Key Features

- FOURTH FLOOR
- RECEPTION ROOM
- TWO BATHROOMS (ONE EN-SUITE)
- GATED OFF STREET PARKING SPACE FOR ONE CAR
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN
- BALCONY
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND D



## Important Information

- **Price:** £1,900 Per Month
- **Council Tax Band:** D
- **EPC:** B
- **Locaton:** Borehamwood

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

TYPE 6



Two Bedroom Apartments

Plots: BG09, B109, B209, B309, B409, B509

Living / Dining	4.46 m x 3.49 m	14'8" x 11'5"
Kitchen	2.45 m x 2.43 m	8'1" x 8'
Bedroom 1	4.95 m x 2.76 m	16'3" x 9'
Bedroom 2	3.27 m x 2.66 m	10'9" x 8'9"
<b>Total Internal Area</b>	<b>62.36 sq m</b>	<b>671 sq ft</b>
Balcony	1.73 m x 3.53 m	5'7" x 11'7"
<b>Total Balcony Area</b>	<b>6 sq m</b>	<b>65 sq ft</b>

MILLAR HOUSE



- ◀▶ Measurement Points
- W Fitted Wardrobe
  - Optional Wardrobe
  - W/D Washer/dryer (optional extra)
  - U Utility Cupboard
  - C Coat Cupboard
  - SR Service Riser



Floorplans for Fairwood Place are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a 5% tolerance. Please note furniture layouts are not included in the property. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be the same scale as plans on other pages.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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