



**Grace Close, Borehamwood, WD6**  
**£2,100 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A Three Bedroom End of Terrace house situated in a quiet cul-de-sac in the sought after Studio Way development close to local shopping facilities, public transport and popular local schools including Yavneh.

The property is also within easy reach of Sky Studios Elstree, making it ideal for those working locally.

The remaining accommodation includes a good size bright reception room, a modern kitchen/breakfast room and a modern bathroom.

Amenities include double glazing, rear garden with side access and allocated off street parking.

Available on an Unfurnished basis.

## Key Features

- END OF TERRACE
- RECEPTION ROOM
- BATHROOM
- SECLUDED GARDEN
- UNFURNISHED
- THREE BEDROOMS
- KITCHEN/DINER
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND D

## Important Information

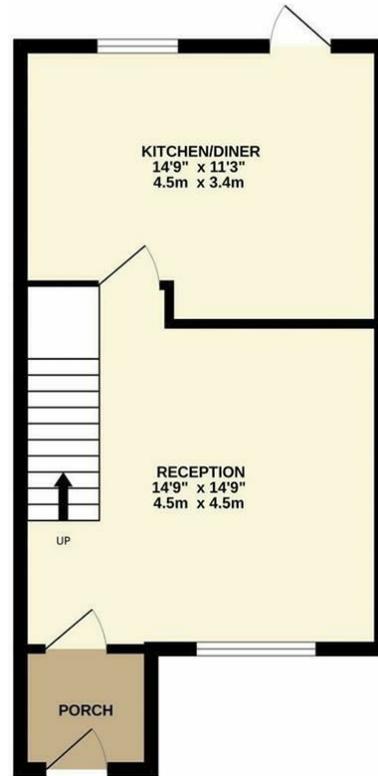
- **Price:** £2,100 Per Month
- **Council Tax Band:** D
- **EPC:** D
- **Locaton:** Borehamwood

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

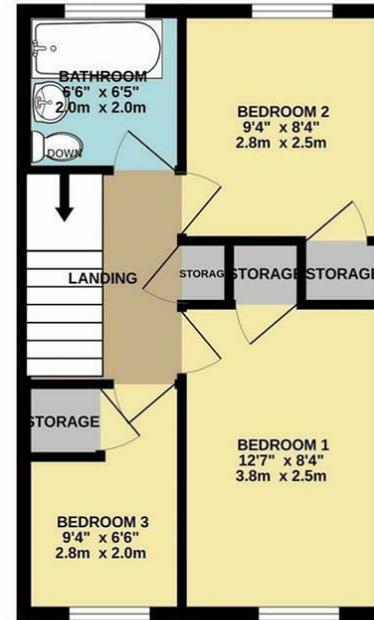




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

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.

**richard james**  
ESTATE AGENTS

T 020 8959 9191  
E enquiries@richardjames.biz  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

richardjames.biz