



Castles

Affinity Place  
Elstree Way, Borehamwood WD6 1JE

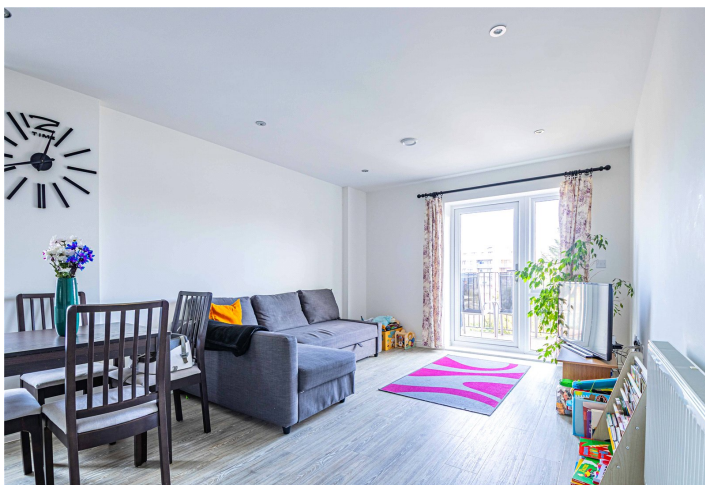


# Affinity Place

Elstree Way, Borehamwood WD6 1JE

**£385,000**  
(Leasehold)

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Situated in Affinity Place off Elstree Way, this modern apartment offers a perfect blend of comfort and convenience.



With two spacious double bedrooms and a well-appointed family bathroom and an en suite shower room as well as offering an allocated parking space, this property is ideal for both first time buyers and professionals seeking a stylish living space.

Upon entering, you will be greeted by a welcoming entrance hall with a walk-in storage cupboard and leading to a generous reception room that provides ample space for relaxation and entertaining and open-plan to fully integrated kitchen perfectly designed for modern living, making meal preparation a delight.

This purpose built development was constructed in 2016 and offers lift access to all floors as well as communal gardens and a roof terrace and is located just a short walk from the bustling town centre with its array of shops, cafes, restaurants and Elstree & Borehamwood Station with direct links to Central London.

This stunning property is a fantastic opportunity for those looking to enjoy modern living in a vibrant community.

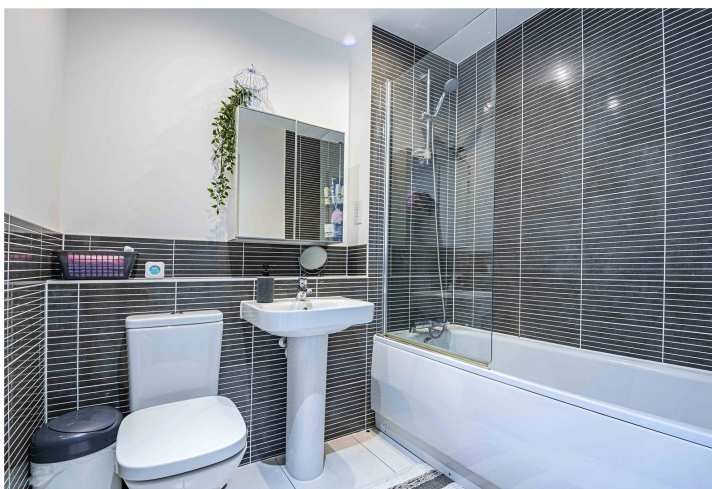
## Specifications

- 2 Double Bedrooms
- 2 Bathrooms (1 En Suite)
- Open Plan Kitchen/Reception
- Integrated Kitchen
- Private Balcony
- Lift Access to all Floors
- Communal Gardens
- Central Location
- Service Charge £2,899 pa
- Ground rent £250 pa





One of the standout features of this apartment is the private balcony, accessed from both the living room and one of the bedrooms



#### **A little about the corner of the world we call home...**

Borehamwood is a lively town in Hertfordshire, located just 12 miles northwest of Central London. Known for its rich history in film and television, it's home to Elstree Studios, where iconic shows and movies have been filmed. Borehamwood offers a blend of suburban comfort with easy access to the excitement of the capital. There are plenty of local amenities, from bustling shopping areas to parks like Aberford Park, perfect for families and those looking to enjoy some outdoor space. The town also boasts a selection of restaurants, cafés, and leisure activities, such as the Reel Cinema and the Venue Leisure Centre.

Commuting from Borehamwood to London is simple and convenient. Elstree & Borehamwood station is on the Thameslink line, offering direct trains to St Pancras International in around 20 minutes, making it ideal for professionals working in the city. With frequent train services, it's easy to reach major London hubs, as well as other destinations along the Thameslink route. Its close proximity to the M25 and A1 also makes Borehamwood well-connected for drivers. This combination of excellent transport links and a thriving community makes it a popular choice for those looking for the best of both worlds – suburban peace with quick access to London.

**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure:** Leasehold

**Council Tax Band:** D

**EPC Rating:** B

## Second Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

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**Radlett**

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