

Darwin House, Holmesley Road, Borehamwood. WD6 1AP



- Long Lease 991 years
- Low Service Charges £1400 p/a
- Modern Kitchen and Bathroom
- Ground Floor
- Allocated Parking
- Storage Area
- Great Location
- Ready to Move in

Offers In Excess Of
£300,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com





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Hallway

Storage

Bathroom (7' 3" x 6' 5") or (2.22m x 1.95m)

Bedroom 1 (14' 0" x 10' 4") or (4.27m x 3.14m)

Lounge/Dining Room/Kitchen/Breakfast Room (23' 7" x 17' 3") or (7.18m x 5.26m)

Terrace (7' 11" x 3' 8") or (2.42m x 1.11m)

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: C

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

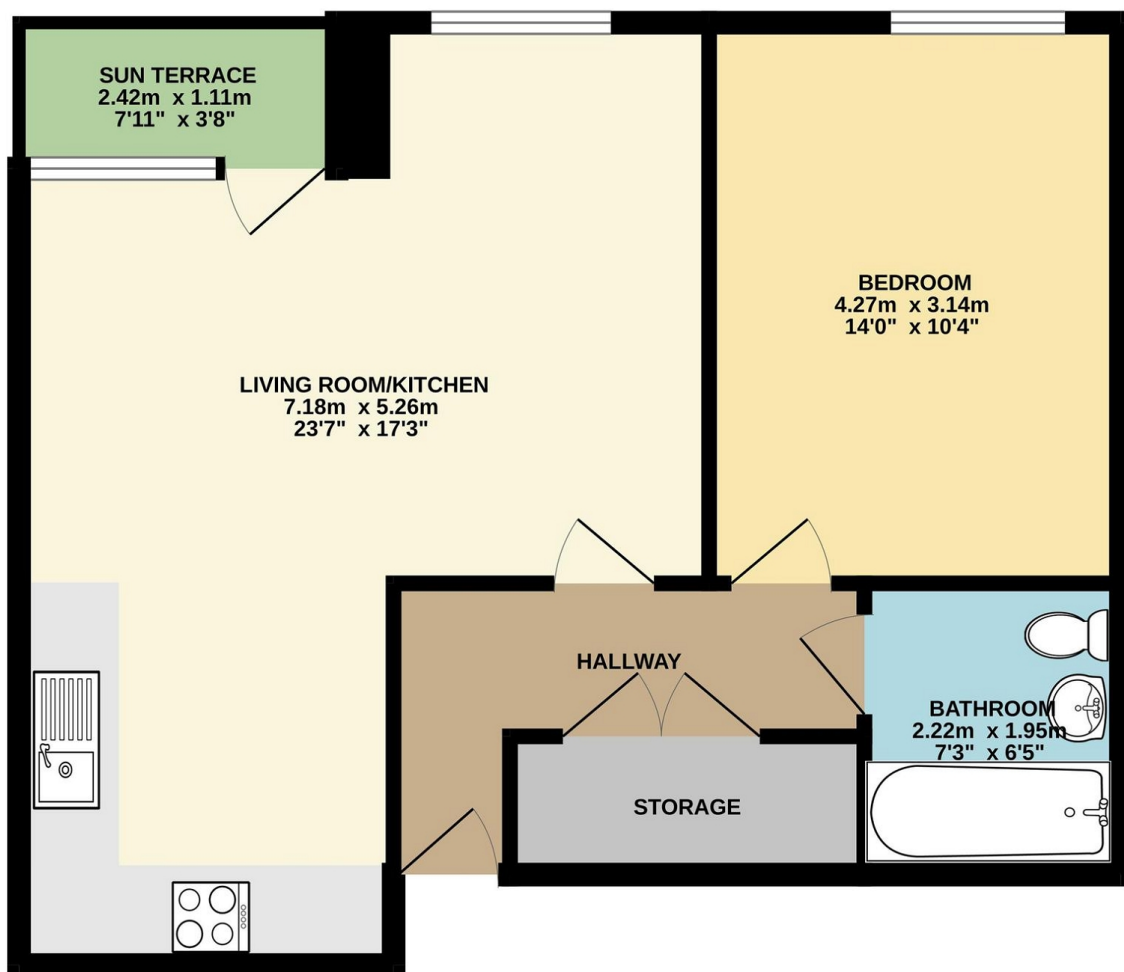
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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

GROUND FLOOR
53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 53.4 sq.m. (575 sq.ft.) 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.
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