



Eden House, Barnet Lane, WD6 3QZ
£2,150,000 Leasehold Council Tax Band G

REAL ESTATES
Est. 1981

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* JUST RELEASED * 2 OUT OF 6 REMAINING * PRICES FROM £1,850,000 *

A luxury development of just 6 bespoke individually designed 2 and 3 bedroom, brand new luxury apartments, with underground parking, completed to a high specification by the renowned local developer Heronslea, bringing the ultimate experience of contemporary living.

Eden House is one such development, perfectly positioned on one of Elstree's best roads, benefiting from a tree-lined environment and close proximity to open parkland. Elstree village is just a short walk away and Borehamwood's Retail Park is nearby, offering a variety of household names including M&S Simply Food.

Radlett, a prominent adjacent village with more stores and services including the long established Battlers Green Farm being home to over 20 distinctive stores including the Farm Shop, Osprey London and Blacks of Sopwell. Aldenham Country Park's 175 acres of land is just a few minutes away.

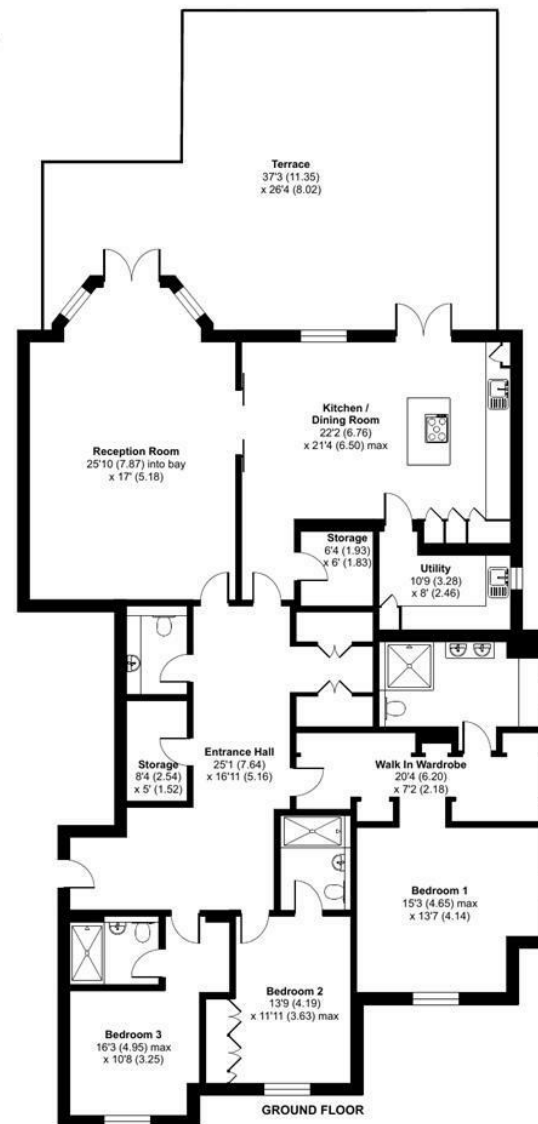
The M1, A1(m) and M25 motorways are just a short drive. The train station for connections to the West End and City is a short walk. Elstree Aerodrome is just 5 minutes away.

NB. The information provided within this specification is subject to change and should be used for indicative purposes only as a guide to the finished product. Heronslea reserve the right to make any changes required without notice. This information provided has been prepared in good faith and does not constitute a contract or warranty. Applicants should not rely on any of the information provided within this specification and are strictly advised to satisfy themselves by inspection or otherwise as to the correctness of any information provided.

Each room layout is individually designed. Please refer to the floor plans for the specific information.

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

Eden House, Barnet Lane, Elstree, Borehamwood, WD6



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Real Estates. REF: 902030