



Castles

GOLDWYN HOUSE  
Studio Way, Borehamwood WD6 5JY

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**£345,000**  
(Leasehold)

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Fabulous opportunity to purchase a spacious, bright and well-planned two double bedroom apartment in this delightful, luxury over 70 development built by renowned and award winning retirement builders McCarthy Stone.



This particular third floor apartment is one of the few providing two private balconies, one off the reception room and the other off a bedroom. Offering over 900 square feet of well-planned accommodation, this apartment also benefits from extraordinary communal facilities including a restaurant with terrace for outside dining, beautiful private dining room for those special family occasions (hire fee applies) and a guest suite for them to stay overnight. There are well-maintained communal gardens, a relaxing communal lounge with wifi access and a resident laundry room. Situated on the sought-after Studio Way Development and just a short walk away from Borehamwood's thriving high street with its array of restaurants and cafes as well as the Boulevard Shopping Park and mainline station with direct links to Central London. The A1 and M25 Motorways are a short drive away making this an ideal location for friends and family to visit you in this superb complex.

## Specifications

- Luxury Retirement Property
- 2 Double Bedrooms
- Shower Room & Guest W.C.
- 903 Sq Ft & 2 Balconies
- Communal Lounge & Dining Rooms
- Levels of Care to Suit Needs
- Very Long Lease
- CHAIN FREE



2 Private Balconies -  
Timber decked flooring  
with steel handrails and  
glazed balustrades.



#### **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.

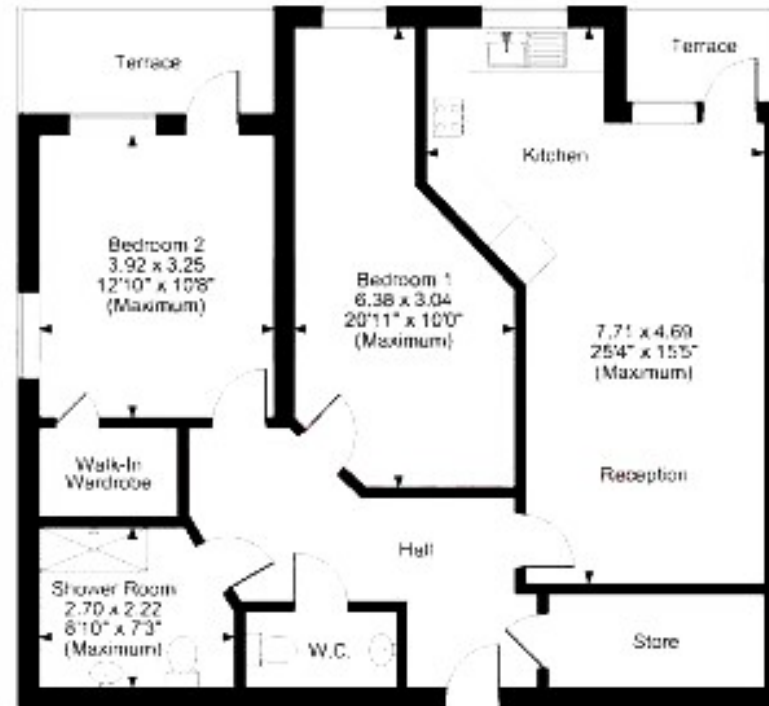
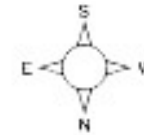
All measurements are approximate and photographs provided are for guidance only.

Tenure: Leasehold

Council Tax Band: D

EPC Rating: B

**Goldwyn House, Studio Way, Borehamwood**  
Approximate Gross Internal Area  
903 Sq Ft/84 Sq M  
Terrace external area = 84 Sq Ft/8 Sq M



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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