

# High Road

Bushey heath, WD23 1NA



HIGHFIELD

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BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY



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£554,500

- Second floor apartment
  - Lounge/dining room
    - Balcony
  - Kitchen/breakfast room
- Principal bedroom with En suite
  - Bedroom two
  - Bathroom
- Underground parking
  - No Upper Chain





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JW & CO are delighted to offer this TWO BEDROOM SECOND FLOOR APARTMENT situated within the esteemed Highfield gated development, this apartment epitomises modern luxury and convenience. Boasting a prime location at the junction of Magpie Hall Road and Bushey Heath High Road, residents enjoy easy access to shopping facilities, public transport links, and local places of worship, ensuring both comfort and practicality.

Upon entering, a spacious entrance hall sets the tone of elegance, leading seamlessly into the expansive lounge/dining room area. Natural light floods through the south-facing balcony, offering a serene retreat with views that enhance every moment spent indoors. The fully fitted kitchen is a chef's delight, featuring integrated and ample storage space.

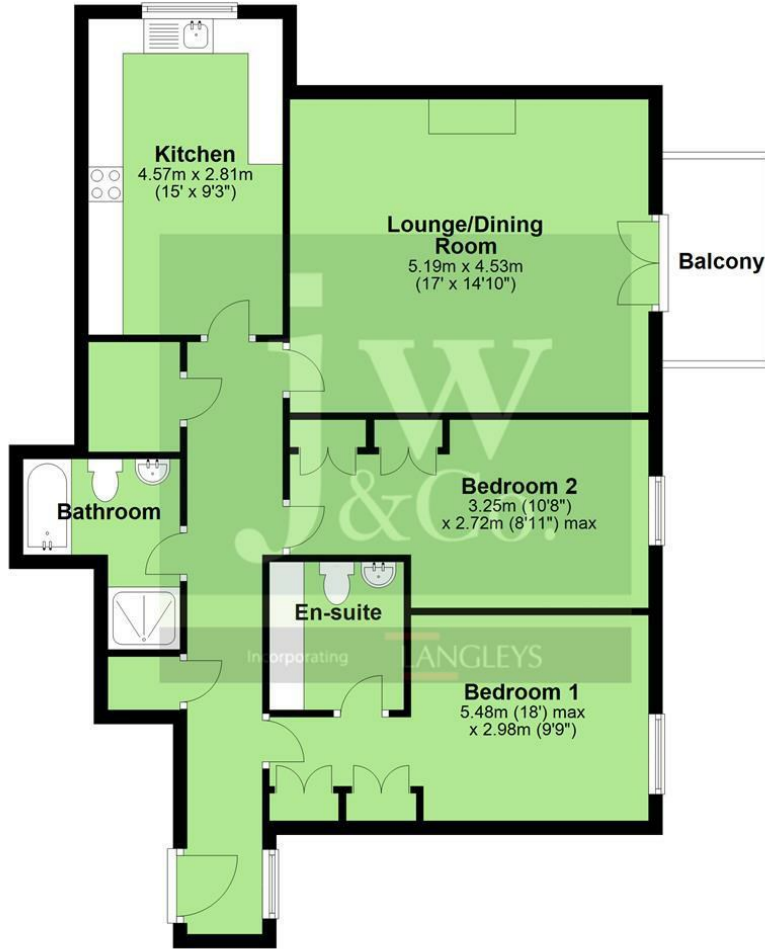
The accommodation comprises two generously proportioned bedrooms, each designed to provide comfort and privacy. Bedroom one features fitted wardrobes and an en-suite cloakroom. The seller has converted the space by removing the shower, creating a generous utility area, while retaining the plumbing for future reinstatement of a shower.

Bedroom two offers ample fitted wardrobes and flexibility for guests or additional family members. A second well-appointed bathroom with separate shower ensures convenience for all residents.

Modern conveniences abound with gas-fired central heating, double glazed windows, and a state-of-the-art video entry phone system, ensuring security and comfort are paramount. Access between floors is effortless with a dedicated passenger lift, complemented by an allocated parking space and additional storage cupboard for practical living. The meticulously maintained communal gardens offer a tranquil escape, ideal for relaxation. Furthermore, the property benefits from a new lease on completion, eliminating ground rent and further enhancing its appeal.



**Second Floor**  
Approx. 87.9 sq. metres (945.9 sq. feet)



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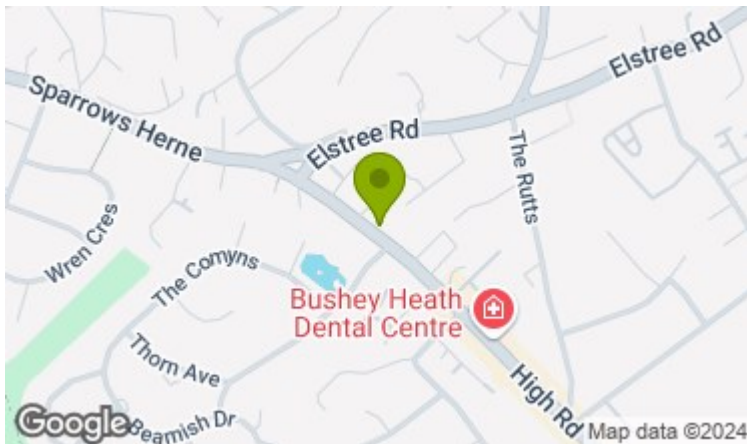
**Lounge/dining room**  
17' x 14'10 (5.18m x 4.52m )

**kitchen**  
15' x 9'3 (4.57m x 2.82m)

**Bedroom One**  
18' max x 9'9 (5.49m max x 2.97m)

**Bedroom Two**  
10'8 x 8'11 (3.25m x 2.72m)

Total area: approx. 87.9 sq. metres (945.9 sq. feet)



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

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