

# St. Peters Close

Bushey Heath, WD23 1FG



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



# St. Peters Close

Bushey Heath, WD23 1FG

£375,000

- Well presented duplex maisonette
  - Open Plan living
- Modern kitchen with integrated appliances
  - Balcony
  - Two bedrooms
  - Bathroom
- Communal garagens
- New 174 year lease on completion







# St. Peters Close

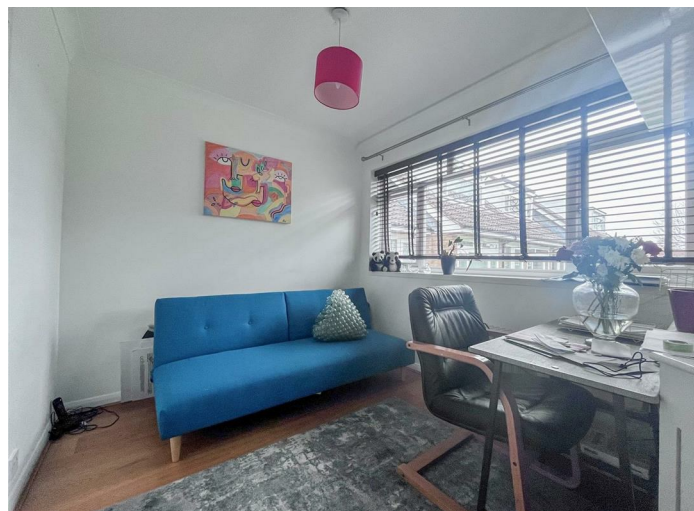
Bushey Heath, WD23 1FG

**\*\*Chain free\*\*** JW & CO are delighted to present this immaculately presented TWO BEDROOM DUPLEX MAISONETTE ideally situated just off the High Road in the heart of Bushey Heath. Enjoying convenient access to shops, bus services, churches, and a synagogue, this property is offered in excellent condition throughout.

The accommodation comprises an open-plan lounge room leading onto a balcony, a fitted kitchen with integrated appliances, a modern bathroom, and a second bedroom. On the second floor, there is a spacious double bedroom featuring built-in wardrobes and a storeroom.

Additional benefits include well-maintained communal gardens, a new 174-year lease upon completion.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.







JW&Co Bushey Village  
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Open plan living  
18' x 14'5 (5.49m x 4.39m)

Bedroom Two  
8'6 x 7'9 (2.59m x 2.36m)

Bathroom  
6'11 x 5'5 (2.11m x 1.65m)

Bedroom One  
14'6 x 13'2 (4.42m x 4.01m)

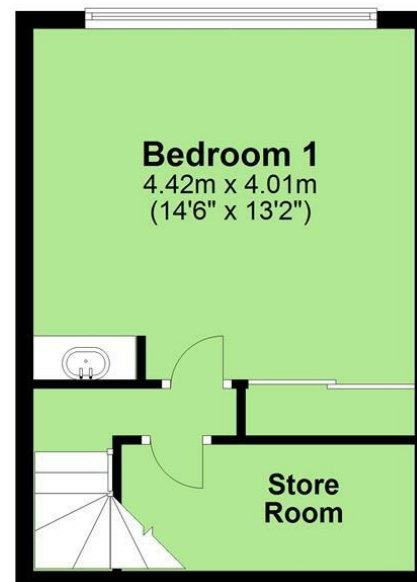
## First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



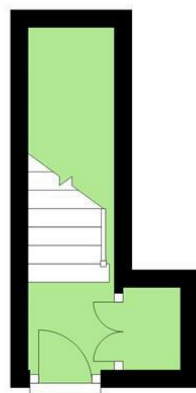
## Second Floor

Approx. 24.0 sq. metres (258.3 sq. feet)

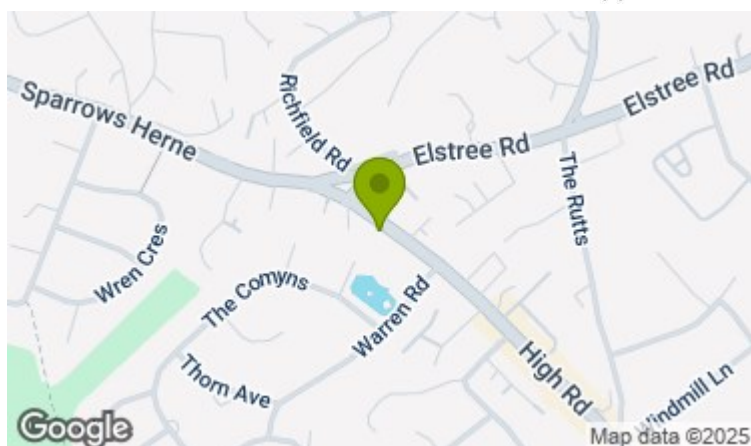


## Ground Floor

Approx. 4.6 sq. metres (49.1 sq. feet)



Total area: approx. 66.3 sq. metres (713.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.