



**HUNTERS**<sup>®</sup>

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# Bushey Road, London E13 9EN



Guide Price: £325,000 - £345,000

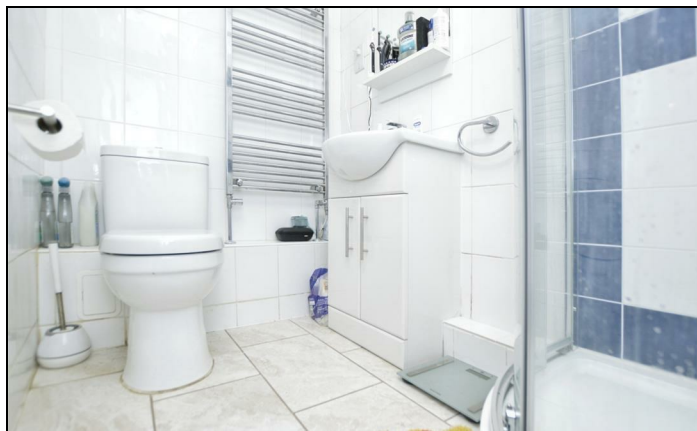
Nestled on the charming Bushey Road in London, this delightful flat offers a perfect blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat in the bustling city.

You are welcomed into a open reception /kitchen that serves as the heart of the home. This area is perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere. The flat also boasts a well-appointed shower room.

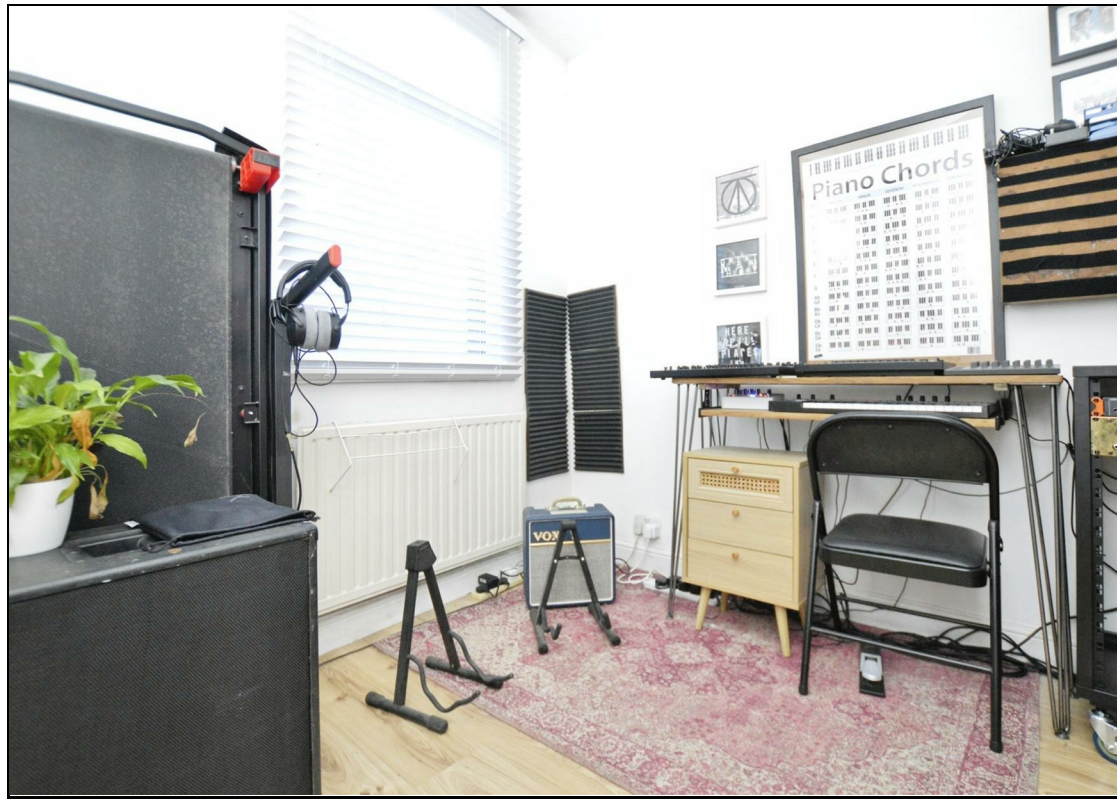
One of the standout features of this property is its access to a lovely garden, providing a tranquil outdoor space to unwind and enjoy the fresh air. Whether you wish to cultivate your own plants or simply enjoy a quiet moment in nature, this garden is a rare gem in urban living.

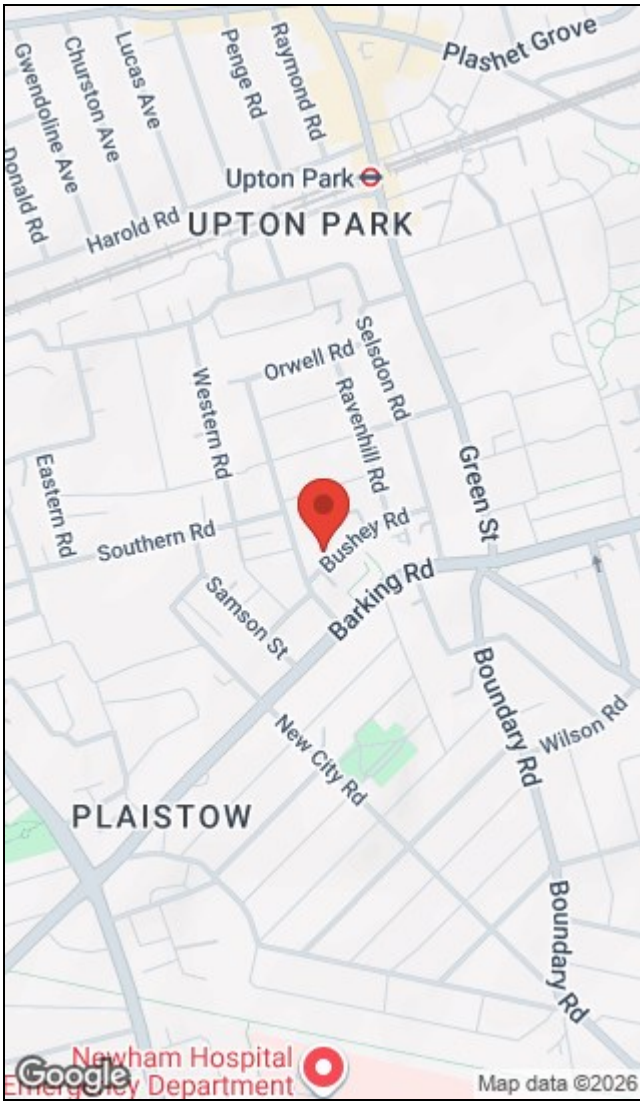
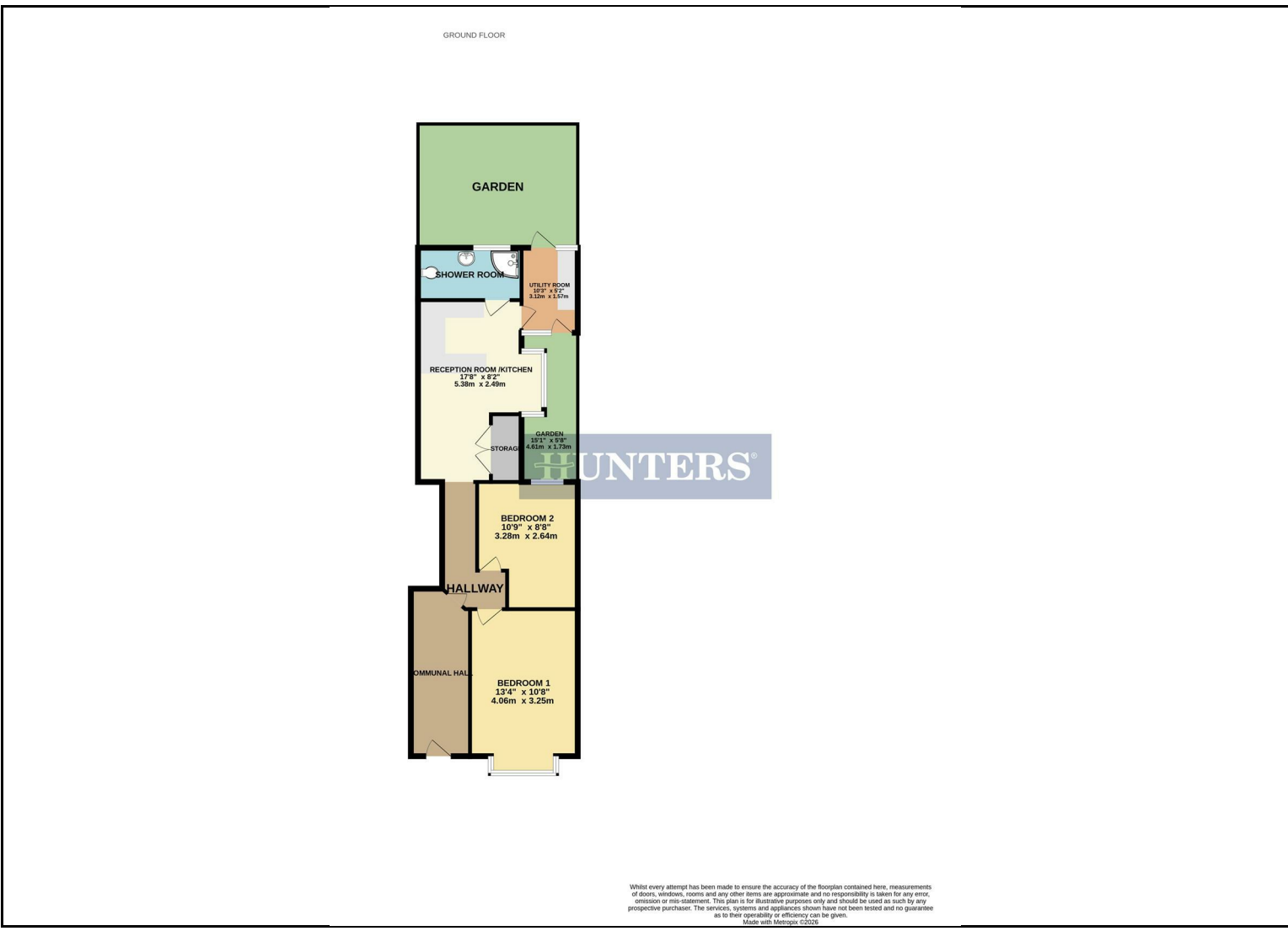
Its location on Bushey Road ensures that you are well-connected to local amenities, transport links, and the vibrant culture that London has to offer.

In summary, this flat presents an excellent opportunity for those looking to embrace city life while enjoying the comforts of home. With its appealing features and prime location, it is a property not to be missed.









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
	<b>72</b> → <b>78</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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