

Bushey Gate, Sparrows Herne, Bushey, WD23  
£649,950



## Bushey Gate, Sparrows Herne, Bushey, WD23

£649,950

This stylish second-floor apartment offers contemporary living with excellent local amenities. Featuring two double bedrooms, two bathrooms, underfloor heating, a modern kitchen with integrated Siemens appliances, two balconies, private gated parking, and a large underground storage unit. Conveniently located within walking distance of King George Park and Bushey Heath shops.

Constructed by Heronslea in 2011, Bushey Gate offers contemporary living with the benefit of excellent local amenities.

This stylish two bedroom, two bathroom apartment, located on the second floor offers a beautifully naturally lit interior, with spacious living accommodation, generous double bedrooms and underfloor heating throughout. Further featured include a modern fitted kitchen with integrated Siemens appliances, built-in white goods, two separate balconies, private gated parking and a large underground storage unit.

The apartment is located in a highly sought-after location, within walking distance of King George Park and the shops of Bushey Heath.

Accommodation and Amenities:

Entrance Hall \* Kitchen/Breakfast Room \* Reception Room with Balcony \* Master Bedroom with En Suite Bathroom and Balcony \* Bedroom Two \* Family

Bathroom \* Two Balconies \* Gated Underground Parking \* Underground Storage Unit\*

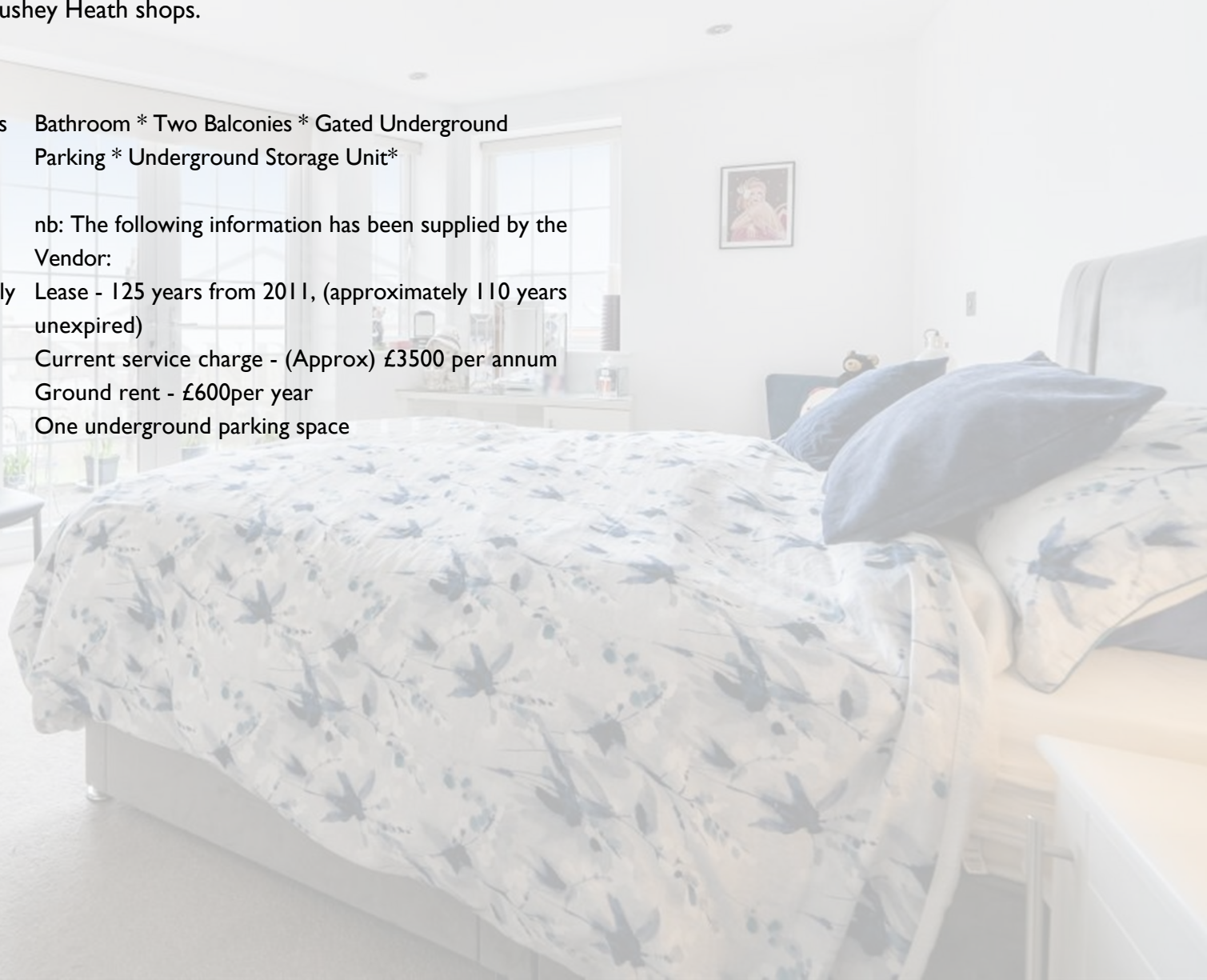
nb: The following information has been supplied by the Vendor:

Lease - 125 years from 2011, (approximately 110 years unexpired)

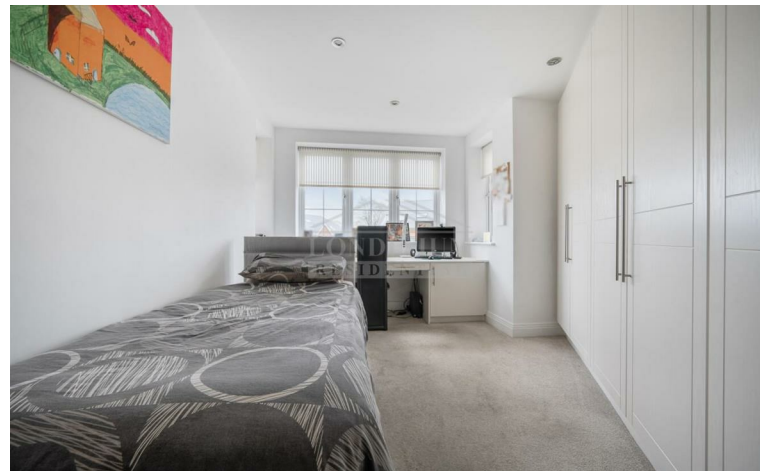
Current service charge - (Approx) £3500 per annum

Ground rent - £600 per year

One underground parking space



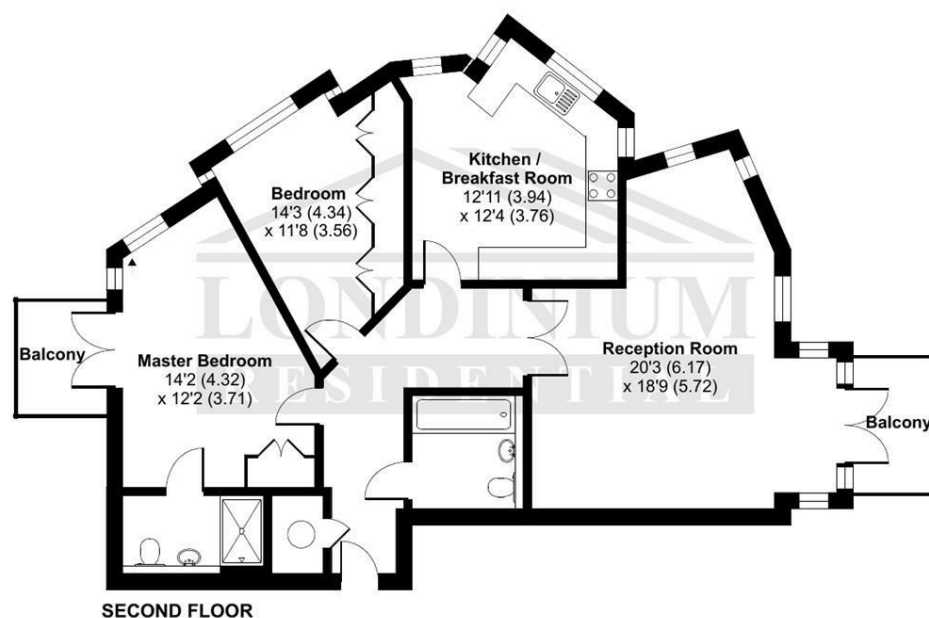




## Bushey Gate, Sparrows Herne, Bushey, WD23

Approximate Area = 1035 sq ft / 96.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Londinium Residential. REF: 1429264

Common Road, Stanmore, HA7 3HX

020 8050 8810

info@ldn-r.com

ldn-r.com

| 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>                            | 82      | 83                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |