



**BENJAMIN  
STEVENS.**  
estate agents



## **Sparrows Herne, Bushey WD23 1AQ**

**Asking Price £725,000**

A beautifully presented bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT situated in this sought after purpose built block in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entryphone System, Lift, Double Glazed Windows, Gas Fired Heating To Radiators & Underfloor Heating, Guest Cloakroom, Reception Room With Access To Balcony, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Shower Room, Bedroom Two With En Suite Bathroom, Communal Grounds, Underground Parking For Two Cars.

LONG LEASE - NO UPPER CHAIN

# Sparrows Herne, Bushey WD23 1AQ

## Exterior:



## Reception Room:



## Entrance Hall:



## Reception Room:



## Reception Room:



## Kitchen/Breakfast Room:



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**Kitchen/Breakfast Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**En Suite Shower Room:**



# Sparrows Herne, Bushey WD23 1AQ

## Bedroom Two:



## Guest Cloakroom:



## Bedroom Two:



## Balcony:



## En Suite Bathroom:



## Tenure:

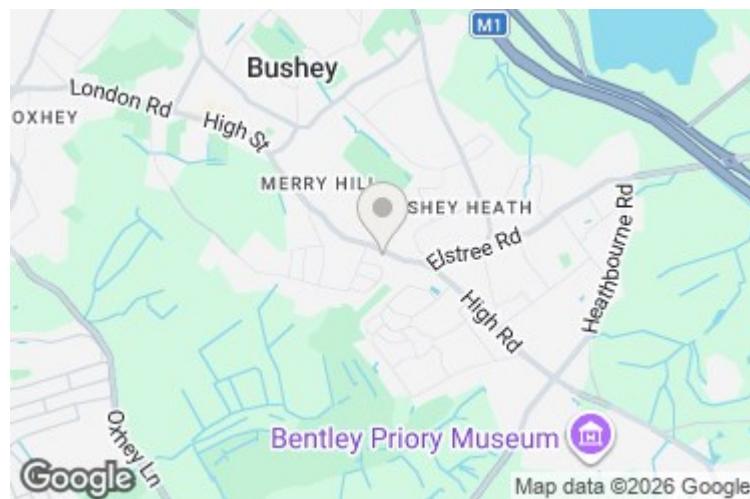
This is a Leasehold property.  
Council Tax Band TBC per annum.

To the best of their knowledge the seller advises us there are approximately 116 years remaining on the lease with an annual service charge of £3,496 and ground rent of approximately £490 per year. As always buyers are advised to gain verification from their surveyor/ solicitor during the conveyancing process.

## Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

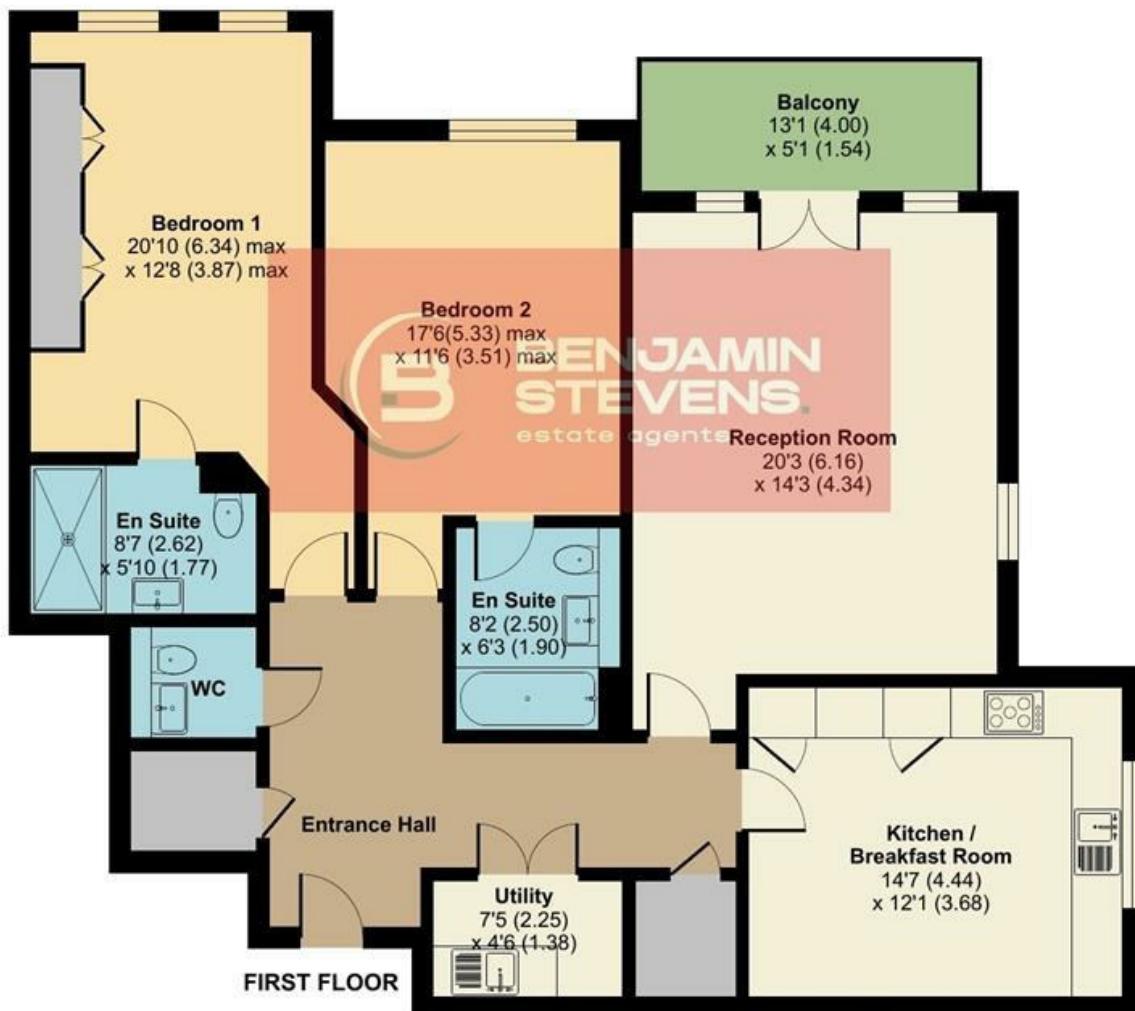
# Sparrows Herne, Bushey WD23 1AQ



# Sparrows Herne, Bushey, WD2

Approximate Area = 1218 sq ft / 113.1 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). ©nichicom 2025. Produced for Benjamin Stevens. REF: 1356828

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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