



F I N N E R T I

FINANCE ♦ DEVELOPMENT ♦ PROPERTY

**16 Merry Hill Road
Bushey
WD23 1DY**



A boutique development of six new homes with premium internal finishes on one of Bushey's most desirable roads.

Bushey is one of London's favourite neighbourhoods. Particularly popular with families, it has a number of good schools, parks and open spaces as well as plenty of shops, cafes and restaurants. The perfect place to make your home for years to come.

Our development at Merry Hill Close comprises just 6 new homes accessed via a private road in one of the most desirable and quiet parts of Bushey, while remaining close to local amenities of the High Street

CONTEMPORARY CHARACTER

Enjoy all the benefits of new build with traditional interior details which add luxury character to your new home.



Asking price £1,350,000

130 Old Street, London, EC1V 9BD

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Floor Plan



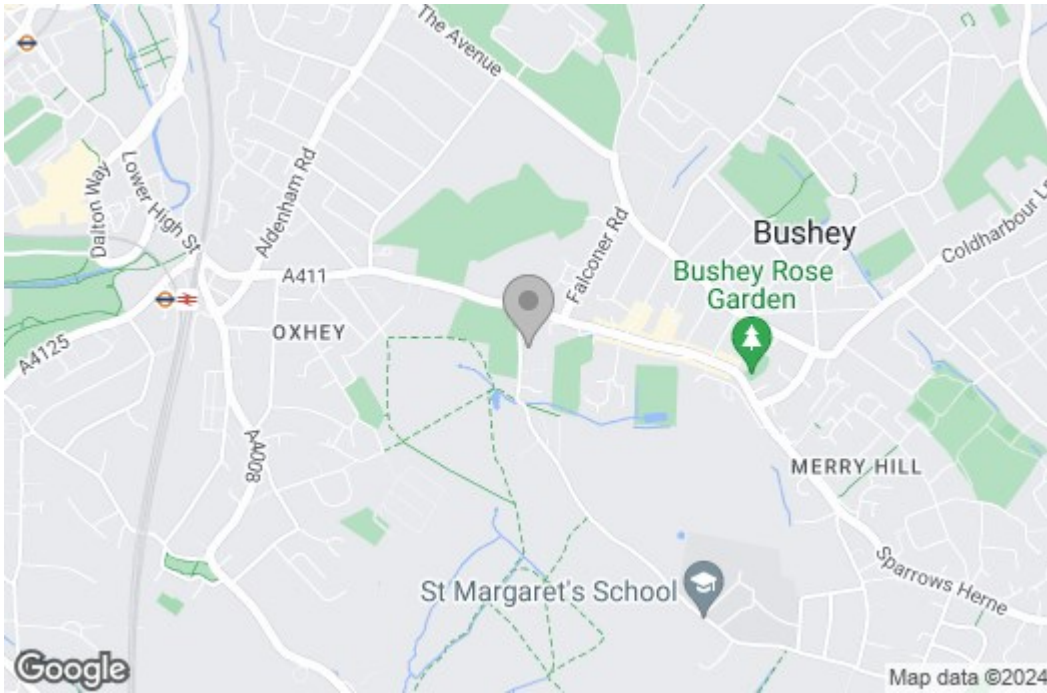
HOUSE 1

193 sq m - 2077 sq ft
 4 bedrooms

LIVING ROOM / KITCHEN	4.68 x 11.32 m	15'4" x 37'2"
DINING ROOM	5.02 x 4.90 m	16'5" x 16'1"
STUDY	3.22 x 4.75 m	10'7" x 15'7"
WC	1.65 x 1.40 m	5'5" x 4'7"
BATHROOM	1.70 x 2.87 m	5'7" x 9'5"
BEDROOM 1	5.16 x 5.16 m	16'11" x 16'11"
ENSUITE	3.73 x 2.46 m	12'3" x 8'1"
BEDROOM 2	5.06 x 3.03 m	16'7" x 9'11"
BEDROOM 3	2.81 x 4.22 m	9'2" x 13'10"
BEDROOM 4	3.29 x 3.17 m	10'9" x 10'5"



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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