



**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 £1,500,000**

130 Old Street, London, EC1V 9BD

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# Floor Plan



**HOUSE 3**

237 sq m - 2551 sq ft  
5 bedrooms

LIVING ROOM / KITCHEN  
4.59 x 11.32 m 15'1" x 37'2"

DINING ROOM  
5.02 x 4.44 m 16'5" x 14'7"

STUDY  
4.44 x 3.20 m 14'7" x 10'6"

WC  
2.00 x 1.40 m 6'7" x 4'7"

BATHROOM  
1.70 x 2.70 m 5'7" x 8'10"

BEDROOM 1  
3.02 x 4.25 m 9'11" x 13'11"

ENSUITE 1  
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 2  
4.09 x 3.05 m 13'5" x 10'

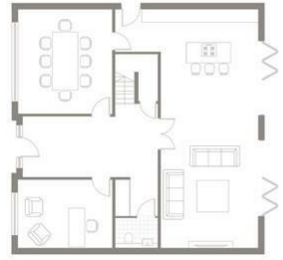
ENSUITE 2  
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 3  
3.98 x 3.05 m 13'1" x 10'

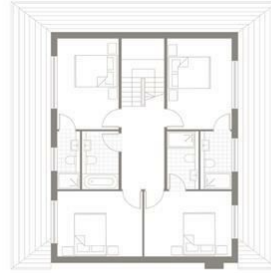
BEDROOM 4  
4.25 x 2.87 m 13'11" x 9'5"

ENSUITE 4  
1.07 x 2.70 m 3'6" x 8'10"

**GIBBS  
GILLESPIE**



GROUND FLOOR



FIRST FLOOR

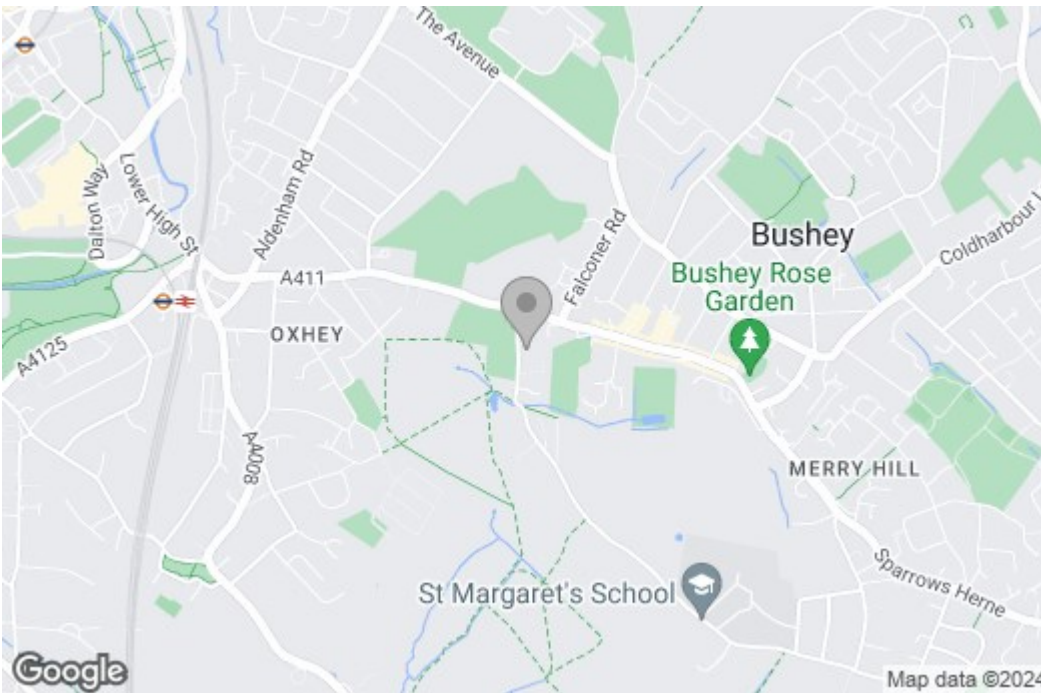


SECOND FLOOR



Please note floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. Best efforts have been made to ensure the data provided is correct and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard.

# Area Map



# Energy Efficiency Graph

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>England &amp; Wales</b>		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) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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