



**45 Elizabeth Grove, Bushey Heath, WD23 1XB**

£3,000,000

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## Property Description

Set within the prestigious, gated enclave of Heathbourne Village, this exquisitely chain free interior designed three bedroom lateral apartment offers the scale, privacy, and elegance more commonly associated with a private house.

The apartment has been comprehensively reimagined to an exceptional standard, showcasing bespoke detailing, premium materials, and a refined, contemporary aesthetic throughout. A beautifully proportioned open-plan living and dining area provides an elegant setting for both entertaining and everyday living.

A rare highlight is the exceptional private outdoor space. Two directly accessed garden areas create a sense of seclusion and independence seldom found in apartment living, while maintaining the ease of a single-level layout.

The sleek, modern kitchen is fitted with high-end integrated appliances and refined finishes. The luxurious master bedroom suite features a bespoke dressing room and an elegant en suite bathroom, forming a private, hotel-style retreat. Two further generously sized bedrooms each benefit from their own en suite bathrooms.

Additional benefits include two allocated underground parking spaces. Ideally positioned close to the amenities of Bushey, excellent schools, green spaces, and transport links, the property offers a superb balance of luxury, convenience, and lifestyle.

Council tax band H

Joint Sole Agent

## Key Features

- STUNNING LATERAL GARDEN APARTMENT
- CHAIN FREE
- GATED DEVELOPMENT
- GYM
- CLOSE TO LOCAL AMENITIES
- THREE DOUBLE BEDROOMS
- TWO UNDERGROUND PARKING SPACES
- THREE BATHROOMS (ALL EN SUITE)
- UNDERFLOOR HEATING THROUGHOUT
- LARGE PRIVATE OUTDOOR SPACE

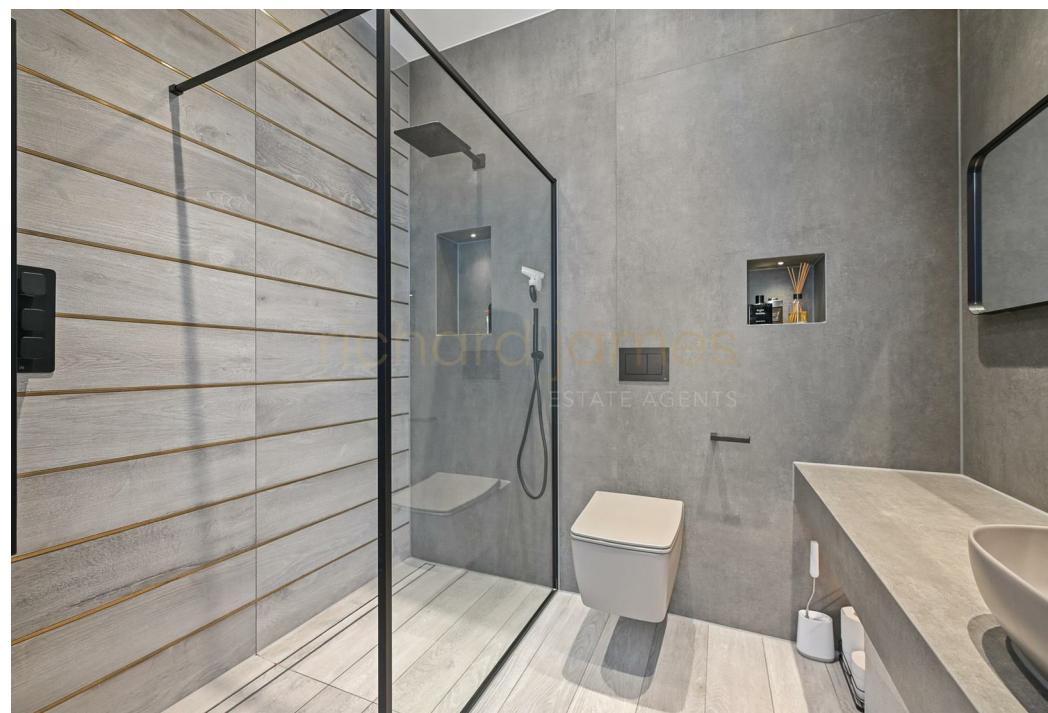
## Important Information

- **Price:** £3,000,000
- **Tenure:** Leasehold - Share of Freehold
- **Council Tax Band:** H
- **EPC:** B
- **Location:** Bushey

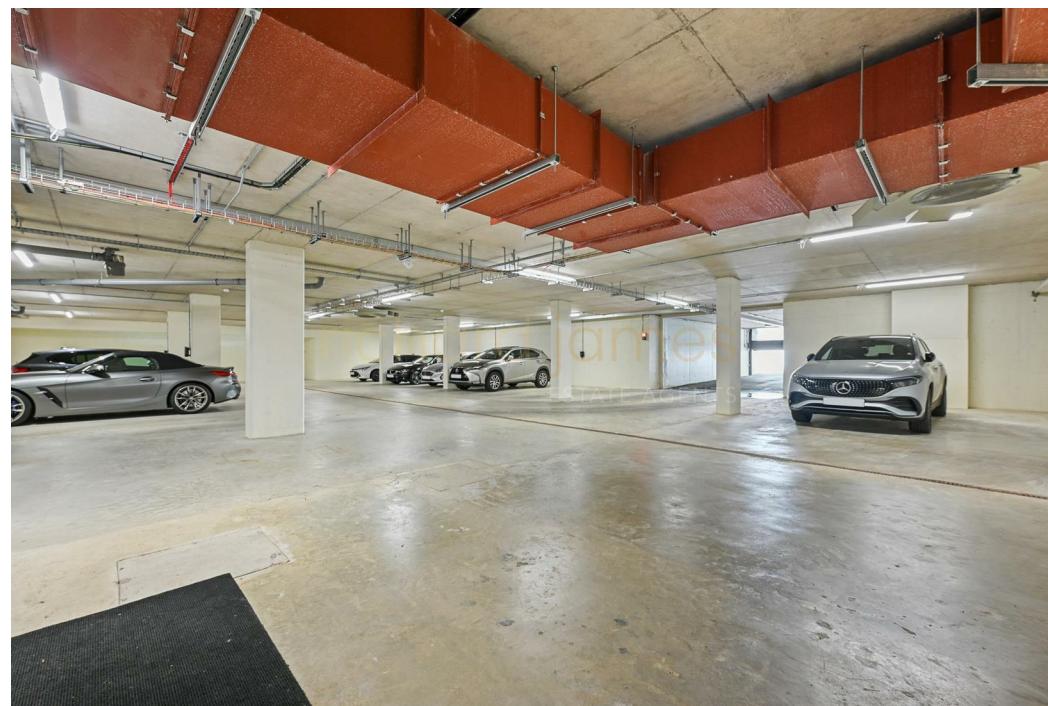
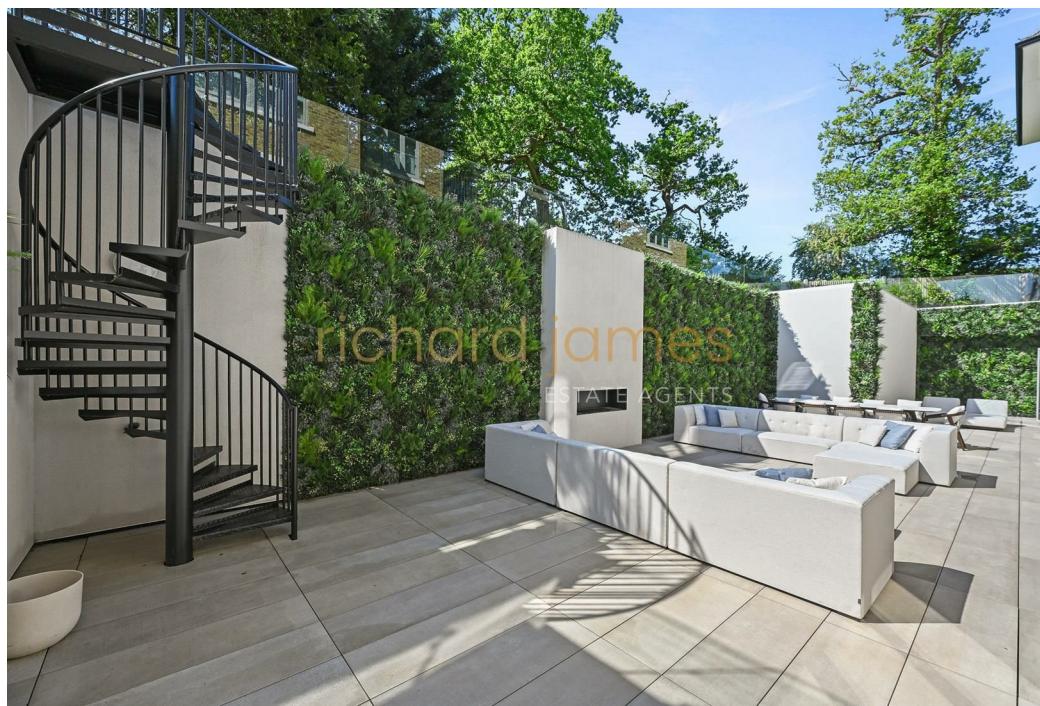
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

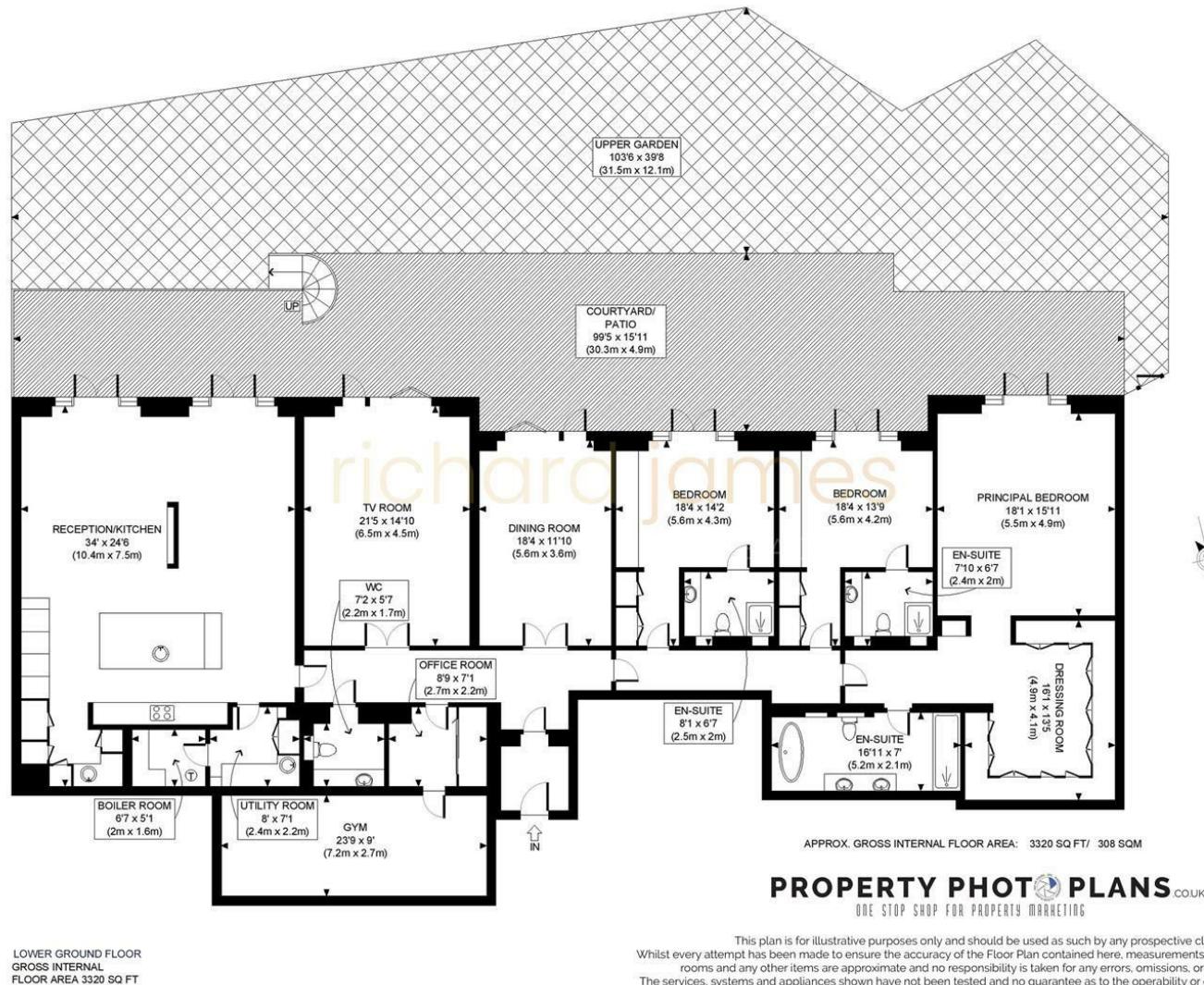












As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatement. The services, systems and appliances shown have not been tested, and no guarantee as to the operability or efficiency can be given.

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