

STATONS



Windsor House,
King Edward Place,
Bushey

Windsor House, King Edward Place, Bushey WD23 2RH

Statons are delighted to bring to the market a rare 2 bedroom duplex apartment situated within the prestigious Royal Connaught Park development built by exclusive developers, Comer Homes in Bushey.

The property consists of a spacious kitchen/diner/reception area, guest cloakroom and private terrace on the ground level with 2 bedrooms and family bathroom to the upstairs.

The property also enjoys being situated in the grounds of over 100 acres of mature communal parkland in which the development sits.

Located in the original listed building which was formerly The Royal Masonic School for Boys, the development benefits from it's own private health & fitness centre comprising indoor swimming pool, gym, tennis court, steam room and sauna, plus 24 hour concierge & security service and courtesy bus service to the mainline rail stations of Watford Junction and Bushey.





















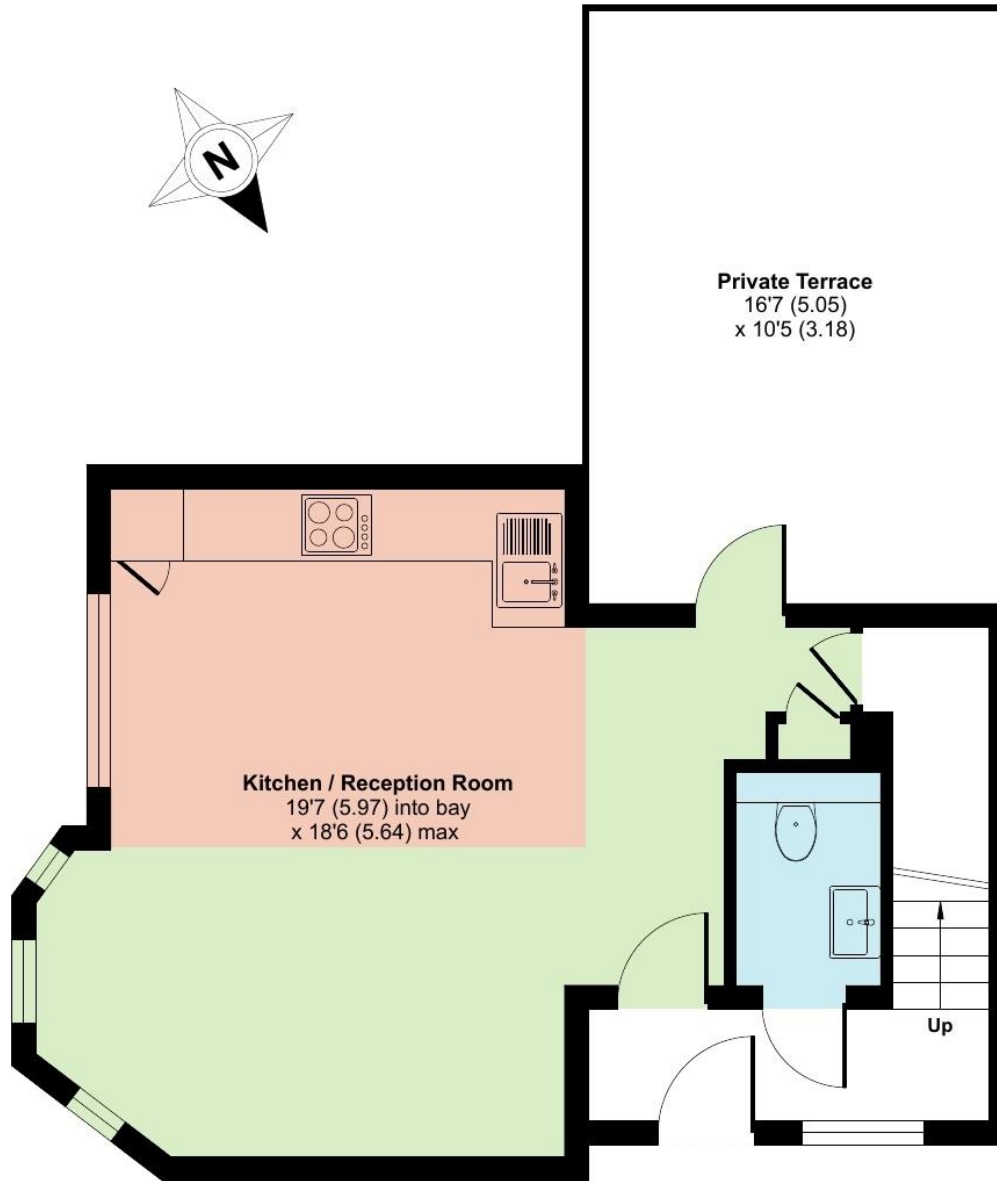








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

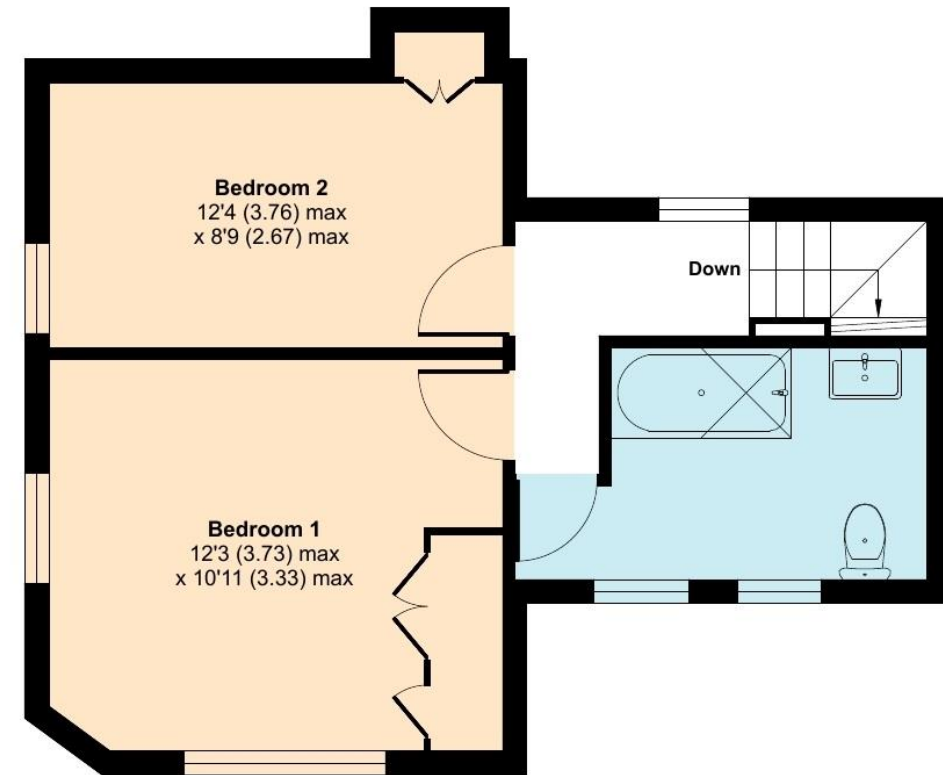


GROUND FLOOR

King Edward Place, Bushey, WD23

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



FIRST FLOOR

Local Authority:
Hertsmere Borough Council
Council Tax Band: F
LEASEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 978581



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