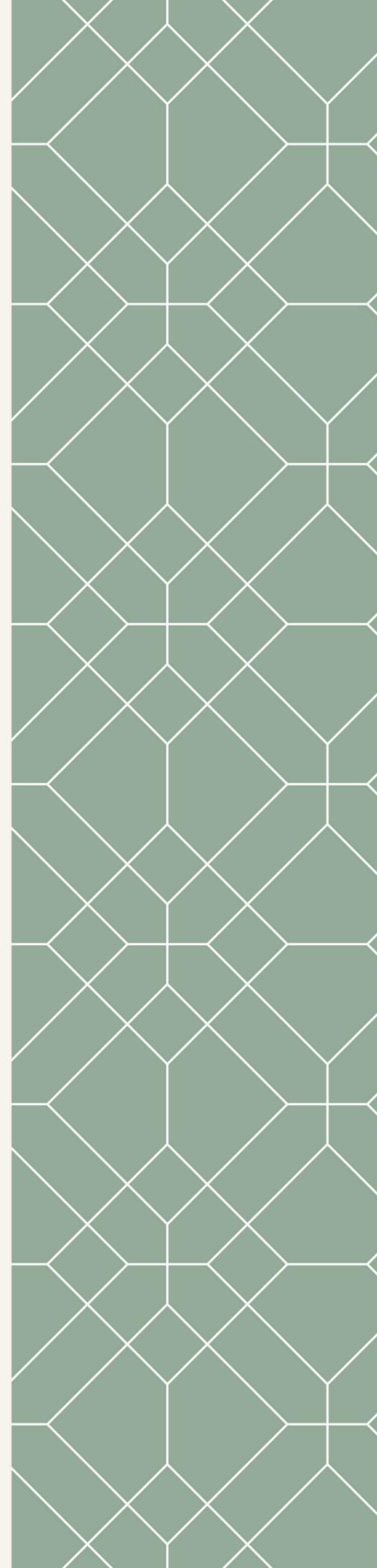
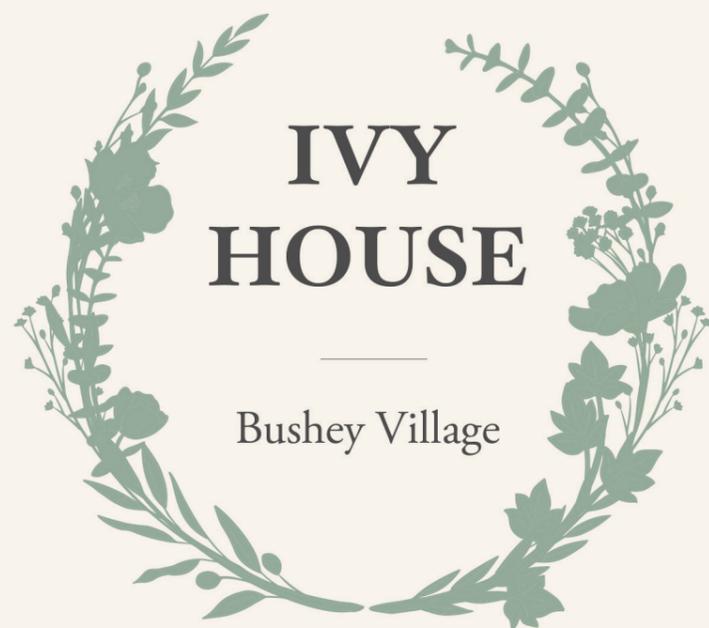


A collection of 6 traditional with a hint of contemporary  
**one and two bedroom luxury apartments** in the heart of Bushey

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# The development



**Ivy House** is a collection of 6 traditional with a hint of contemporary one and two bedroom luxury apartments. Set in the picturesque and highly desirable area of Bushey, Ivy House is perfectly located within the hub of Bushey's High Street, surrounded by local shops, café's, restaurants and amenities; all of which are seconds away from your front door.

These apartments within this stunning Grade II listed building are situated just 16.4 miles from London, offering the perfect location for young professional, first time buyers and downsizers alike. Ivy House offers these light and spacious apartments with a high specification finish and well considered layouts. Contemporary features such as panelled walls and high ceilings combine to create apartments for both comfort and for practical living.

# Local area



Ivy house is close to a euphoria of transport links, such as Bushey mainline train station, Watford Junction Station, access to both the M1 and M25 as well as Luton and Heathrow airports. Despite being close to London, Bushey retains the feeling of a small village, which is reinforced by a number of community events held throughout the year, including the popular Bushey festival. This quaint area is home to a number of independent restaurants, cafés and bars including authentic Italian eatery Zaza, and the ever popular fine dining that St James restaurant offers, all of which are within a short walk from Ivy House.

A short drive away lies the popular town of Watford, home to the impressive intu Shopping centre for those seeking some retail therapy or looking for more branded restaurant chains. The town has a host of impressive amenities including Watford Colosseum, a modern concert auditorium staging live music and comedy, along with The Palace Theatre, an Edwardian auditorium presenting drama, dance, musicals, comedy and pantomime.



# Specification



Bedrooms and living areas have been designed with sleek modern mixed with traditional touches for your convenience and indulgent comfort. Every last detail has been carefully considered in the design of these apartments. The kitchens are Hacker German-made with taupe shaker doors. All white goods are inclusive with each apartments where the Neff and Bosch appliances consist of dishwashers, washer dryers, fridge freezers, induction hobs with ovens and extractors.



Bathrooms are complimented with Italian vanity units and a host of features and lighting with Flova brassware. In keeping with the history of the building the sash windows with acoustic glass are a welcome finish, along with the deep pile Saxony carpets and integrated LED downlighters throughout keep each apartment bright and airy throughout.

# Floor Plans (Plots 1 & 2)



Ground Floor

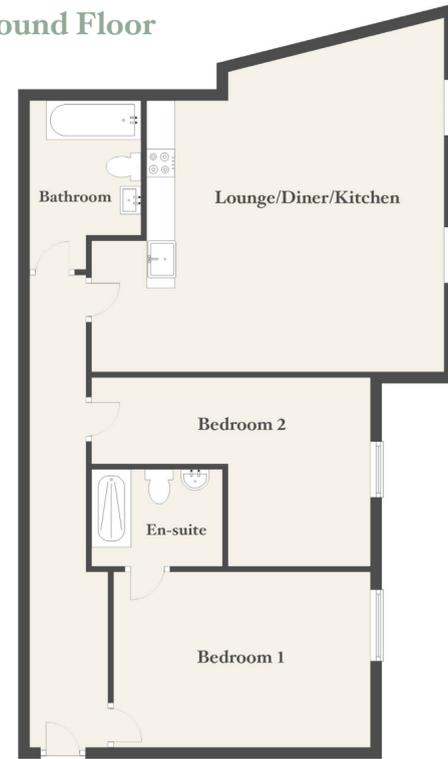


Ground Floor

<b>Plot 1</b>	<b>Lounge/Diner/Kitchen</b> 15'7" x 15'6" / 4.75m x 4.72m	<b>Bedroom</b> 10'7" x 19'11" / 3.23m x 6.07m	<b>Bathroom</b> 5'11" x 8'2" / 1.80m x 2.49m	<b>Hallway</b> 5'11" x 11'3" / 1.80m x 3.43m	<b>Total:</b> 53.9 sqm / 580.3 sqft
<b>Plot 2</b>	<b>Lounge/Diner/Kitchen</b> 16'4" x 14'8" / 4.99m x 4.48m	<b>Bedroom 1</b> 12'10" x 14'12" / 3.91m x 4.31m	<b>Bedroom 2</b> 12'5" x 8'10" / 3.78m x 2.68m	<b>Bathroom</b> 5'6" x 9'2" / 1.68m x 2.79m	<b>Total:</b> 60.2 sqm / 648.0 sqft

# Floor Plans (Plots 3 & 4)

Ground Floor



First Floor



**Plot 3** Lounge/Diner/Kitchen 20'10" x 20'6" / 6.36m x 6.26m  
 Bedroom 1 10'4" x 15' / 3.14m x 4.56m  
 Bedroom 2 11'1" x 16'3" / 3.38m x 4.95m  
 En-suite 5'8" x 7'7" / 1.74m x 2.32m  
 Bathroom 9'11" x 6'6" / 3.02m x 1.98m  
**Total:** 83.6 sq<sup>2</sup>m / 899.8 sq<sup>2</sup>ft

**Plot 4** Lounge/Diner/Kitchen 16'7" x 16' / 5.05m x 4.88m  
 Bedroom 1 11'5" x 17' / 3.49m x 5.18m  
 Bedroom 2 12'3" x 10'8" / 3.73m x 3.26m  
 Bathroom 5'9" x 8'2" / 1.75m x 2.50m  
**Total:** 66.6 sq<sup>2</sup>m / 716.9 sq<sup>2</sup>ft

# Floor Plans (Plots 5 & 6)



First Floor

First Floor



**Plot 5** Lounge/Diner/Kitchen 11'7" x 14'8" / 3.54m x 4.47m  
 Bedroom 1 12'8" x 14'4" / 3.87m x 4.38m  
 Bedroom 2 12'8" x 7'6" / 3.86m x 2.28m  
 Bathroom 5'8" x 9'5" / 1.74m x 2.88m  
**Total:** 51.7 sq<sup>2</sup>m / 556.5 sq<sup>2</sup>ft

**Plot 6** Lounge/Diner/Kitchen 20'9" x 21'3" / 6.32m x 6.48m  
 Bedroom 1 17' x 10'7" / 5.19m x 3.22m  
 Bedroom 2 17' x 10'10" / 5.19m x 3.31m  
 Bathroom 6'6" x 8'3" / 1.99m x 2.52m  
**Total:** 79.1 sq<sup>2</sup>m / 851.5 sq<sup>2</sup>ft

Marketed by:



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