



**BENJAMIN
STEVENS.**
estate agents



Bournehall Avenue, Bushey WD23 3BA

£1,750 PCM

Benjamin Stevens are pleased to present this modern newly refurbished two bedroom first floor maisonette.

The property benefits from two Bedrooms, a Living Room a Shower Room, a Kitchen, double glazing, gas central heating and a rear garden

There is also plenty of on street parking.

To arrange a viewing, call 020 3271 0111

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Exterior



Shower Room



Living Room



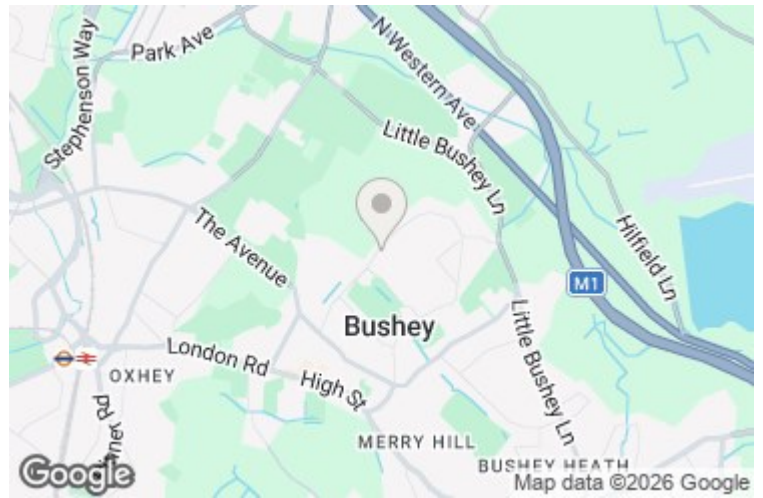
Garden



Kitchen



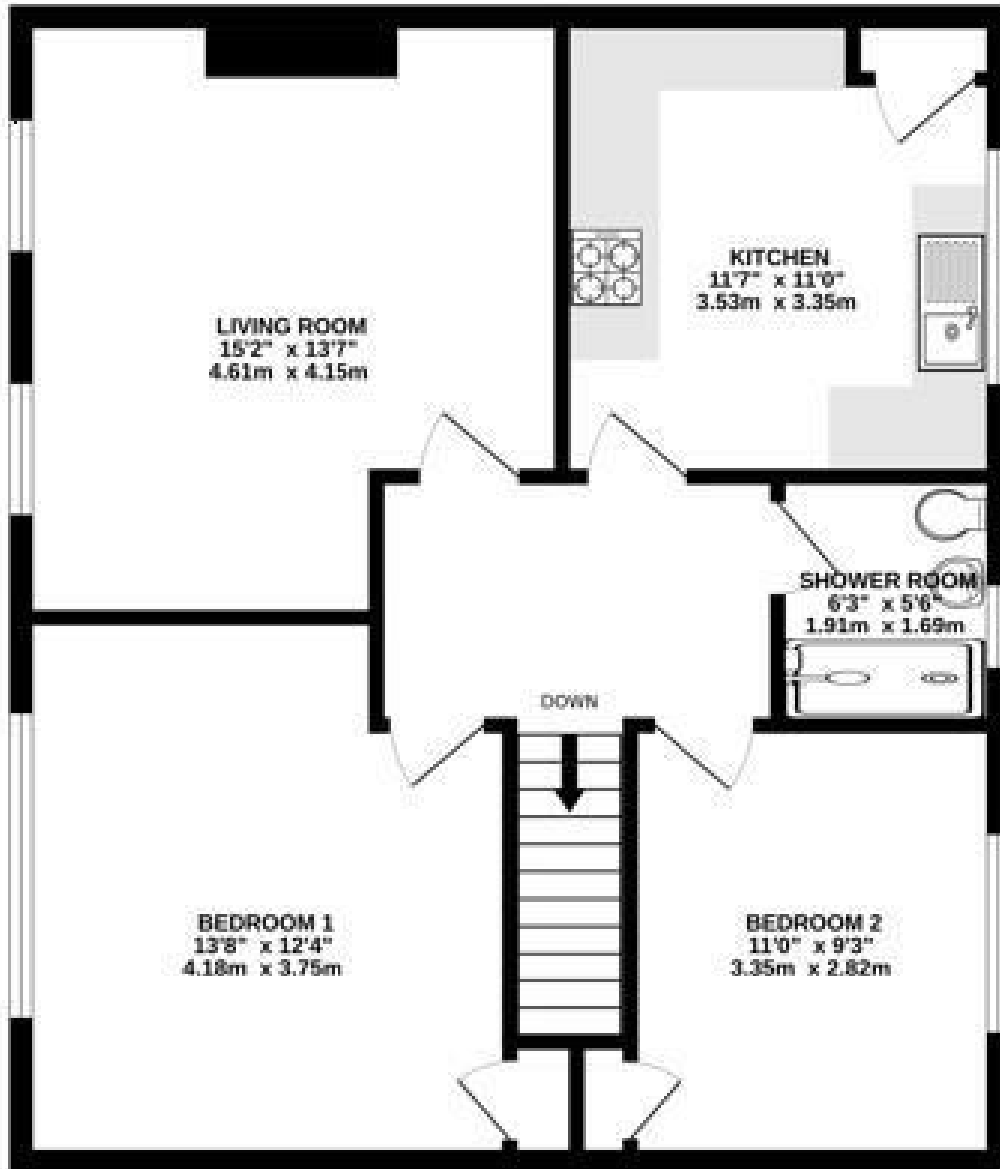
Bedroom One



Bedroom Two



FIRST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA - 703 sq. ft. (65.3 sq.m.) approx.

(While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency over the years. Please call Morgan Hodge)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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