

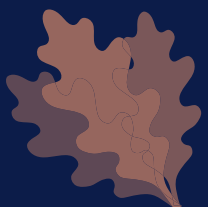


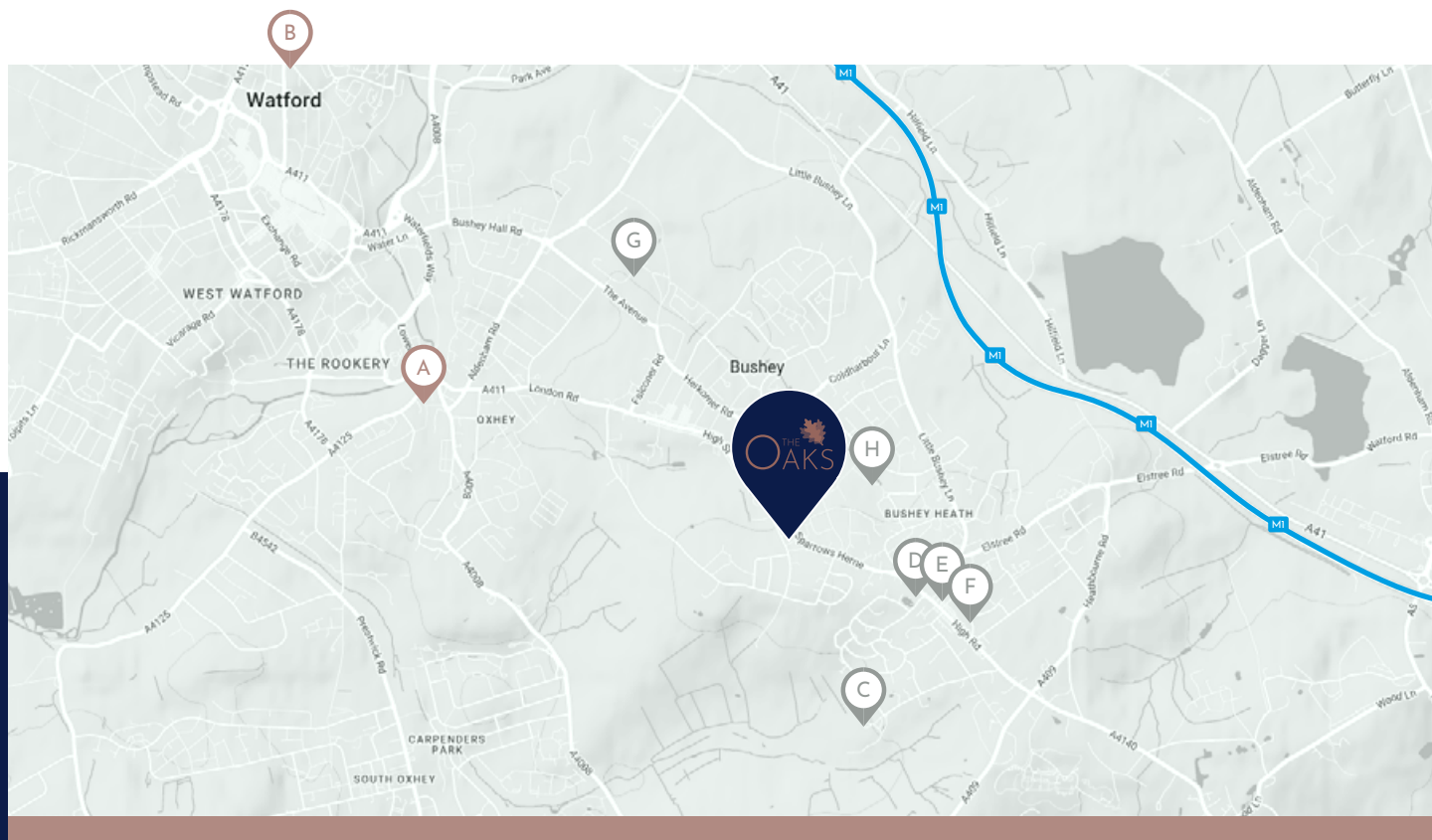
A STUNNING NEW DEVELOPMENT
OF 7 X 2 BEDROOM APARTMENTS
IN BUSHEY



An Unparalleled Opportunity

Located only a short distance from London, Bushey is a popular commuter town with plenty to offer. Home to the historic St James Church, Bushey's excellent transport links make it an ideal location for The Oaks luxury new apartments. With great schools and plenty of shopping, dining and leisure options nearby, The Oaks offers buyers the perfect combination of city life and country charm. The Oaks offers an unrivalled opportunity with its 7 x 2 bedroom luxury apartments and ample off road parking.





Bushey, Hertfordshire

Bushey is a thriving town situated in Hertfordshire known for its friendly community and many amenities. Located just outside of London, Bushey is home to a variety of shops, restaurants, parks and leisure facilities. With excellent transport links to the capital, The Oaks luxury development offers an ideal location for those looking to live in the heart of a vibrant community but still be close enough to enjoy all that London has to offer. With its convenient location and beautiful apartments The Oaks is the perfect option for anyone looking to experience the best of both worlds.

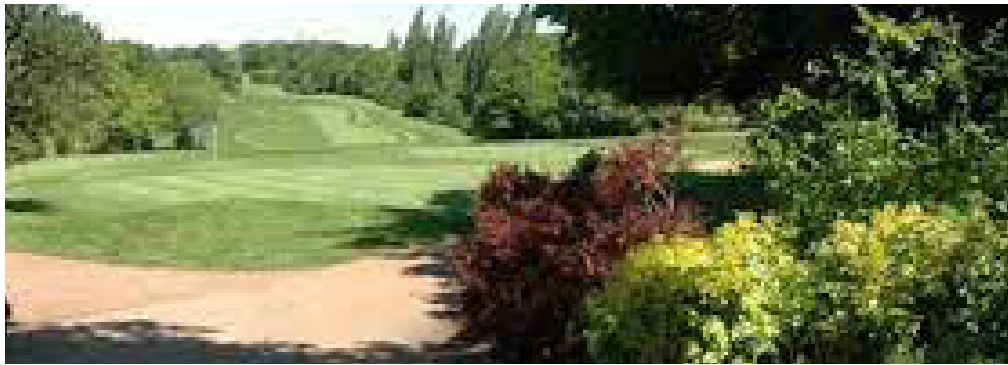
Transport Links:

- A** 5 mins/1.6 miles to Bushey Overground Station (links to Watford and Central London, Euston in 17 mins)
- B** 10 mins/2.9 miles to Watford Junction for overground rail links to Central London

Other:

- C** Hartsbourne Country Club - www.hartsbourne.co.uk
- D** Matty's Kitchen & Bakery - mattyskitchen.co.uk
- E** HOB Salon - www.hobsalons.com
- F** Sekushi - www.sekushi.co.uk
- G** Royal Connaught Park - 1.3 miles or 20 minute walk
- H** King George Recreation Ground - 0.6 miles or 5 minute walk







*representative finishes, actual finishes may vary



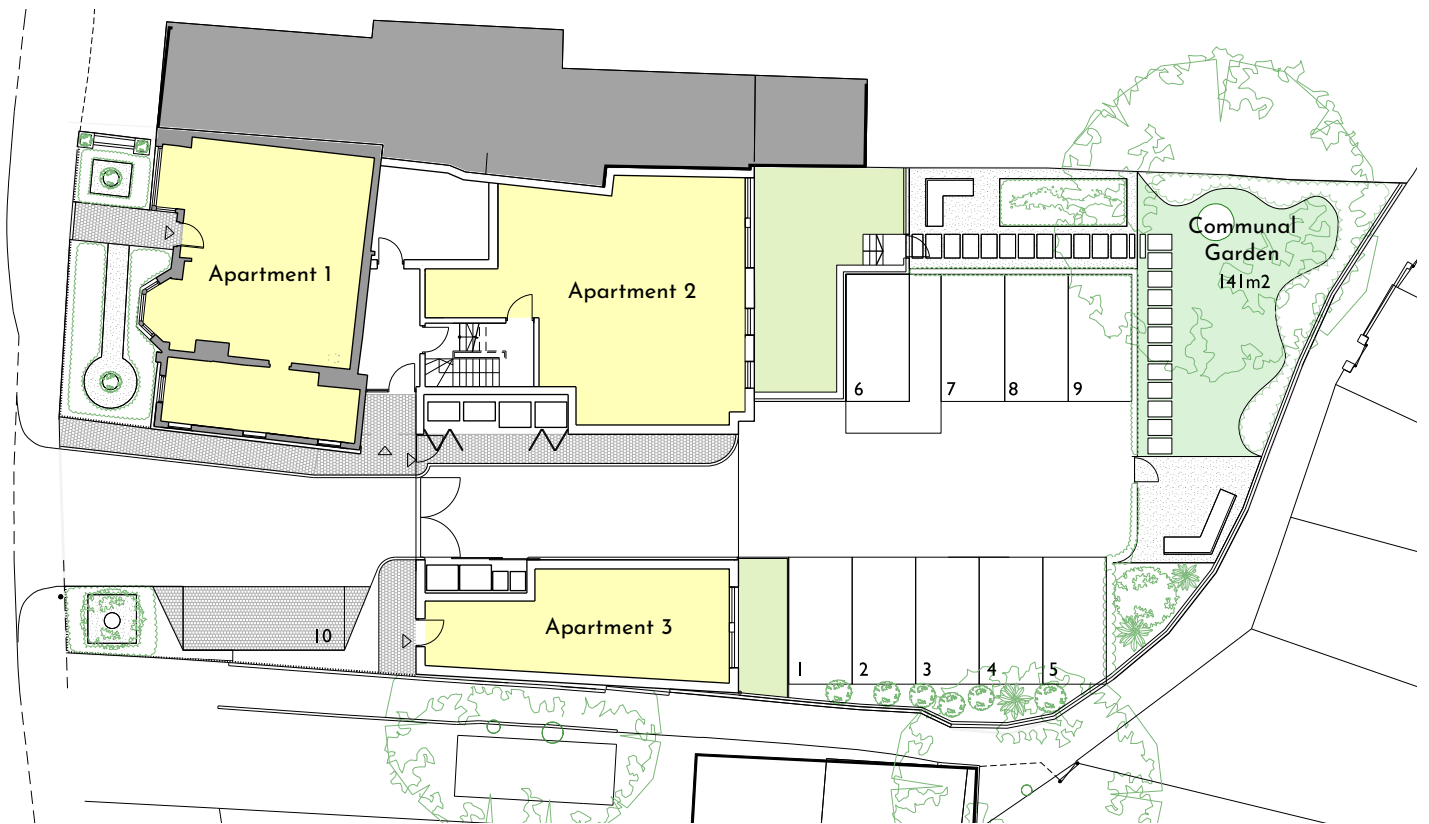


*representative finishes, actual finishes may vary

THE
OAKS

*representative finishes, actual
finishes may vary





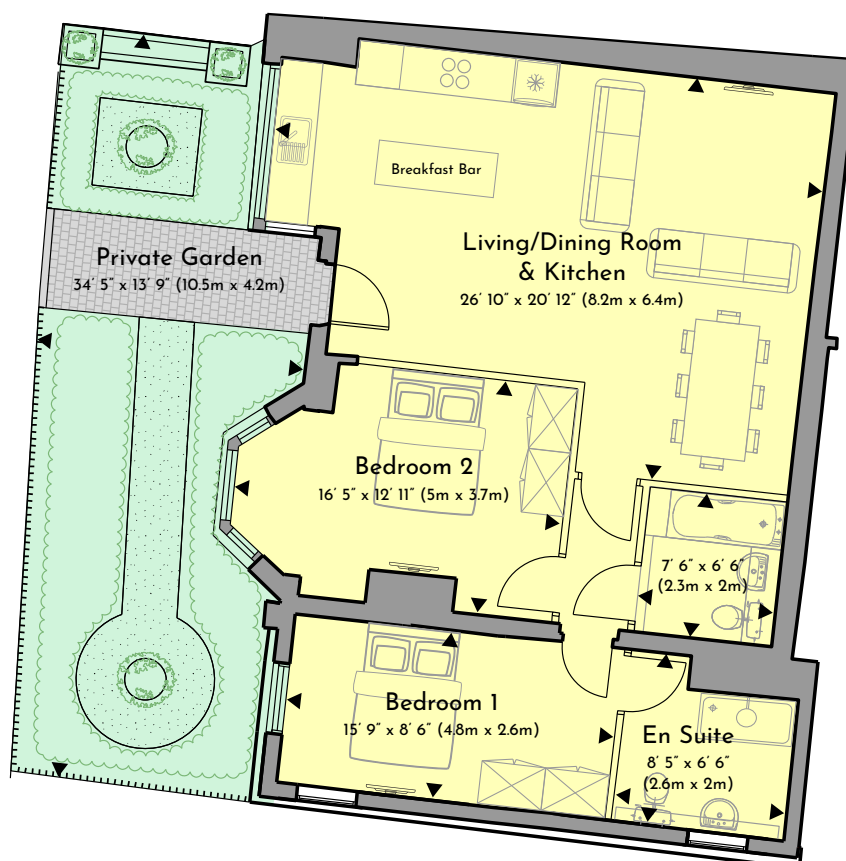
Ground Floor | Apartments 1, 2 & 3

Bike Rack, Parking for 10 cars, communal garden at the rear

Apartment 1 - Ground Floor

828ft² | 77m²

Situated at the front left of the development.



APARTMENT 1

	ft		m	
LIVING / DINING / KITCHEN	26'10"	x	20'12"	8.2 x 6.4
BEDROOM 1	15'9"	x	8'6"	4.8 x 2.6
BEDROOM 2	16'5"	x	12'1"	5 x 3.7
BATHROOM	7'6"	x	6'6"	2.3 x 2.0
EN SUITE	8'5"	x	6'6"	2.6 x 2.0
PRIVATE GARDEN	34'5"	x	13'9"	10.5 x 4.2

- | OPEN PLAN KITCHEN, DINING, LIVING AREA
- | 2 BEDROOMS
- | EN SUITE SHOWER ROOM
- | BATHROOM
- | PRIVATE GARDEN

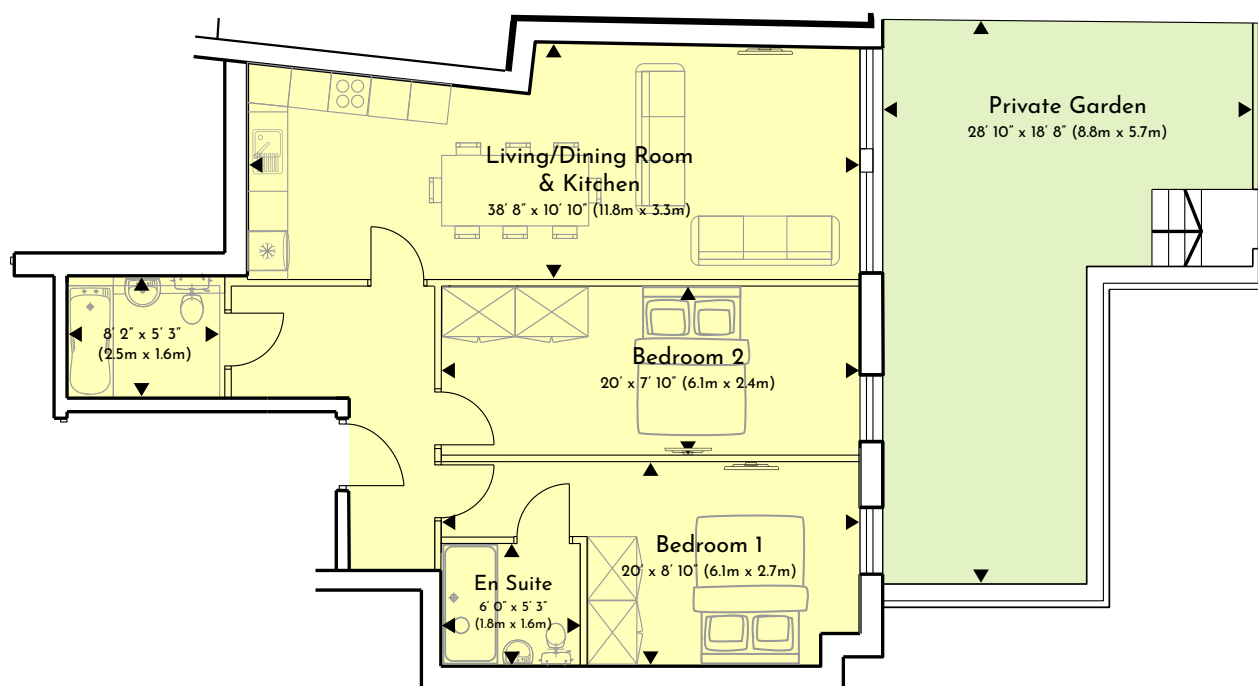
Net Internal Area: 828ft² / 77m² (excluding private garden)



Apartment 2 - Ground Floor

872ft² | 81m²

Situated at the rear of the development.

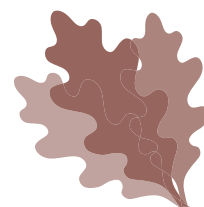


APARTMENT 2

	ft		m	
LIVING / DINING / KITCHEN	38'8"	x	10'10"	11.8 x 3.3
BEDROOM 1	20'	x	8'10"	6.1 x 2.7
BEDROOM 2	20'	x	7'10"	6.1 x 2.4
BATHROOM	8'2"	x	5'3"	2.5 x 1.6
EN SUITE	6'0"	x	5'3"	1.8 x 1.6
PRIVATE GARDEN	28'10"	x	18'8"	8.8 x 5.7

- | OPEN PLAN KITCHEN, DINING, LIVING AREA
- | 2 BEDROOMS
- | EN SUITE SHOWER ROOM
- | BATHROOM
- | PRIVATE GARDEN

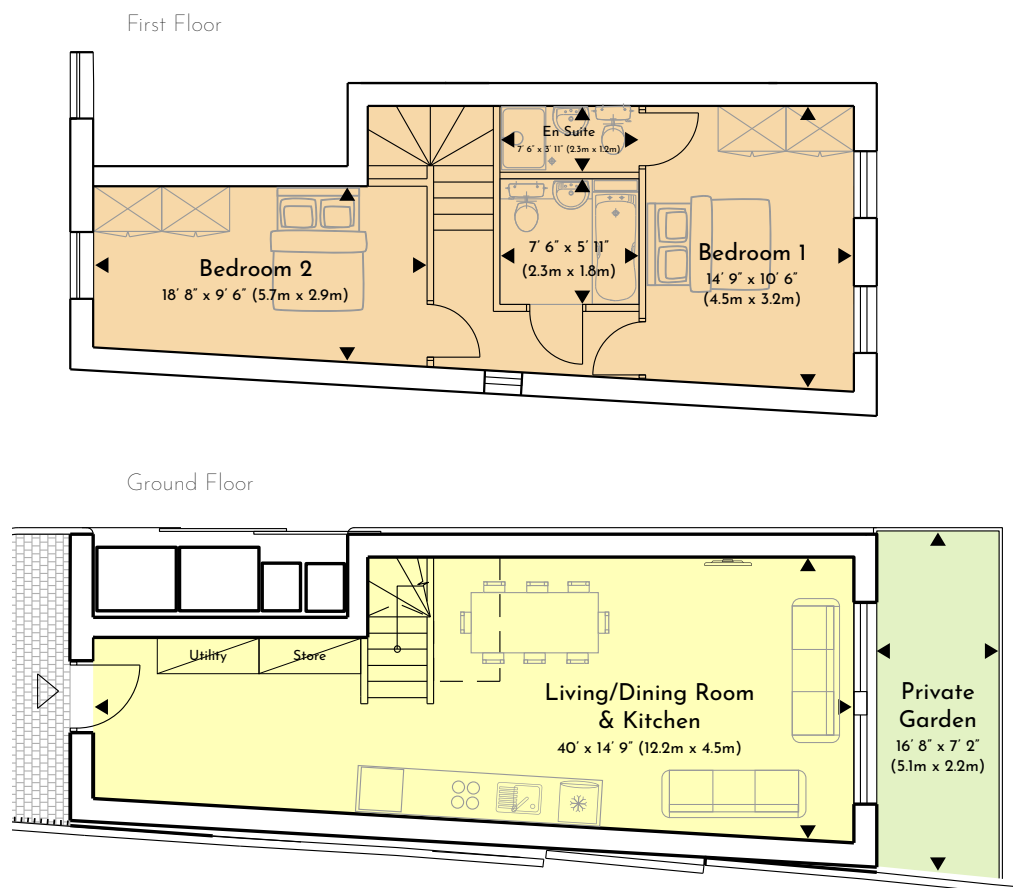
Net Internal Area: 872ft² / 81m² (excluding private garden)



Apartment 3 - Ground/First Floor Duplex

872ft² | 81m²

Situated at the front right of the development.



GROUND FLOOR

	ft		m
LIVING / DINING / KITCHEN	40' x 14' 9"	12.2 x 4.5	
PRIVATE GARDEN	16' 8" x 7' 2"	5.1 x 2.2	

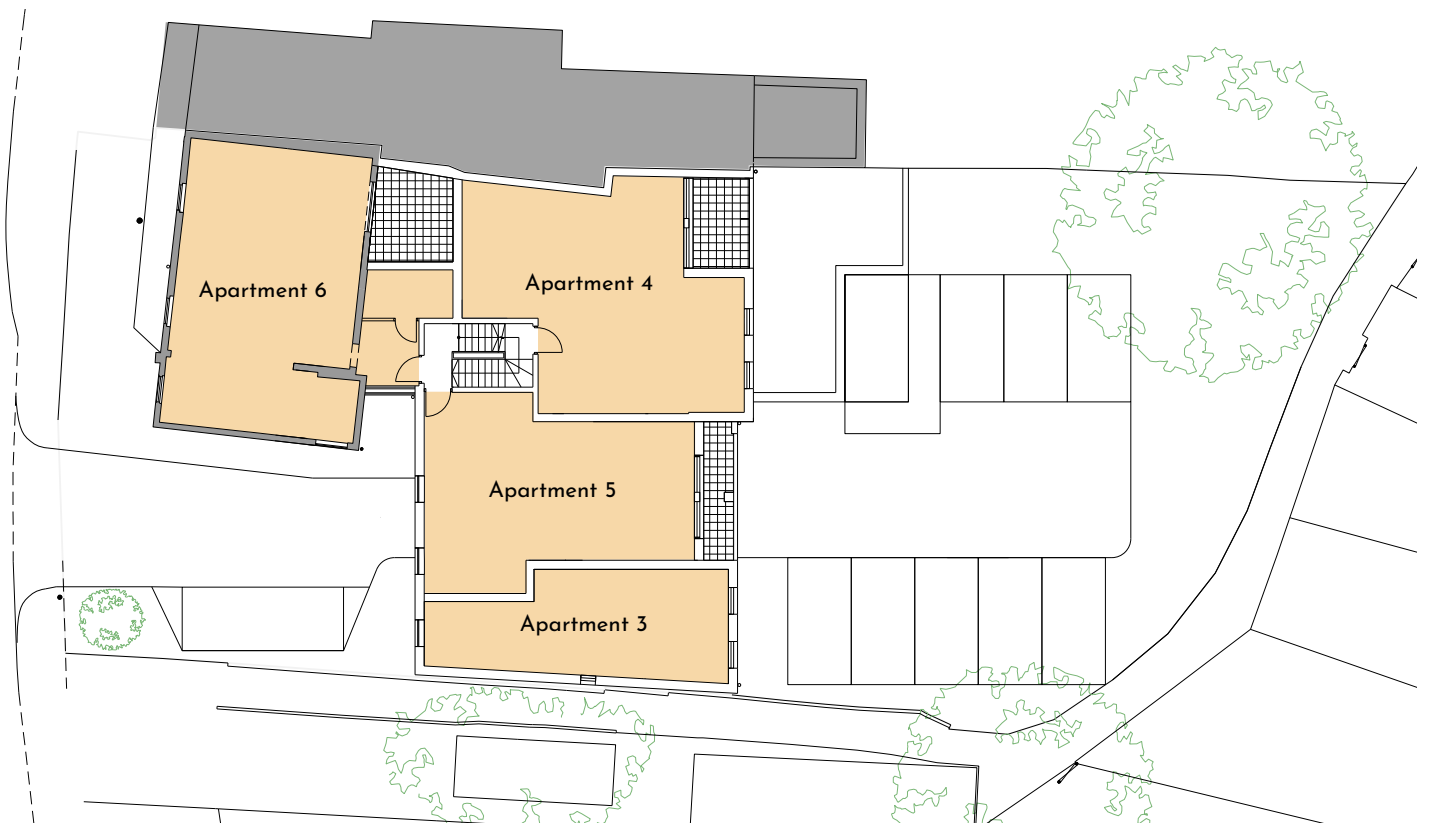
FIRST FLOOR

	ft		m
BEDROOM 1	14' 9" x 10' 6"	4.5 x 3.2	
BEDROOM 2	18' 8" x 9' 6"	5.7 x 2.9	
BATHROOM	7' 6" x 5' 11"	2.3 x 1.8	
EN SUITE	7' 6" x 3' 11"	2.3 x 1.2	

- | OPEN PLAN KITCHEN, DINING, LIVING AREA
- | 2 BEDROOMS
- | EN SUITE SHOWER ROOM
- | BATHROOM
- | PRIVATE GARDEN

Net Internal Area: 872ft² / 81m² (excluding private garden)





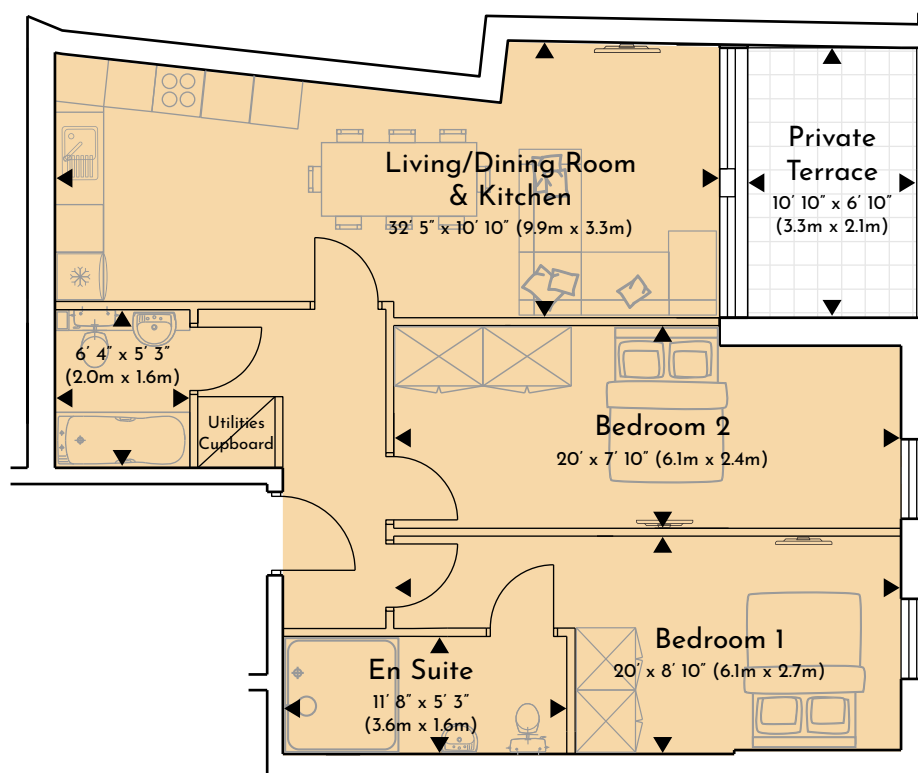
First Floor | Apartments 4, 5 & 6, Upper Level for Apartment 3 Duplex

First floor apartments 4, 5 and 6
with balconies for all 3 apartments within a single stairwell

Apartment 4 - First Floor

775ft² | 72m²

Situated at the rear of the development.

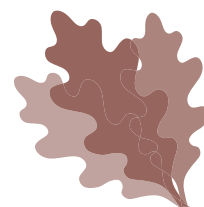


APARTMENT 4

	ft	m
LIVING / DINING / KITCHEN	32'5" x 10'10"	9.9 x 3.3
BEDROOM 1	20' x 8'10"	6.1 x 2.7
BEDROOM 2	20' x 7'10"	6.1 x 2.4
BATHROOM	8'2" x 5'3"	2.5 x 1.6
EN SUITE	11'8" x 5'3"	3.6 x 1.6
TERRACE	10'10" x 6'10"	3.3 x 2.1

- | OPEN PLAN KITCHEN, DINING, LIVING AREA
- | 2 BEDROOMS
- | EN SUITE SHOWER ROOM
- | BATHROOM
- | PRIVATE TERRACE

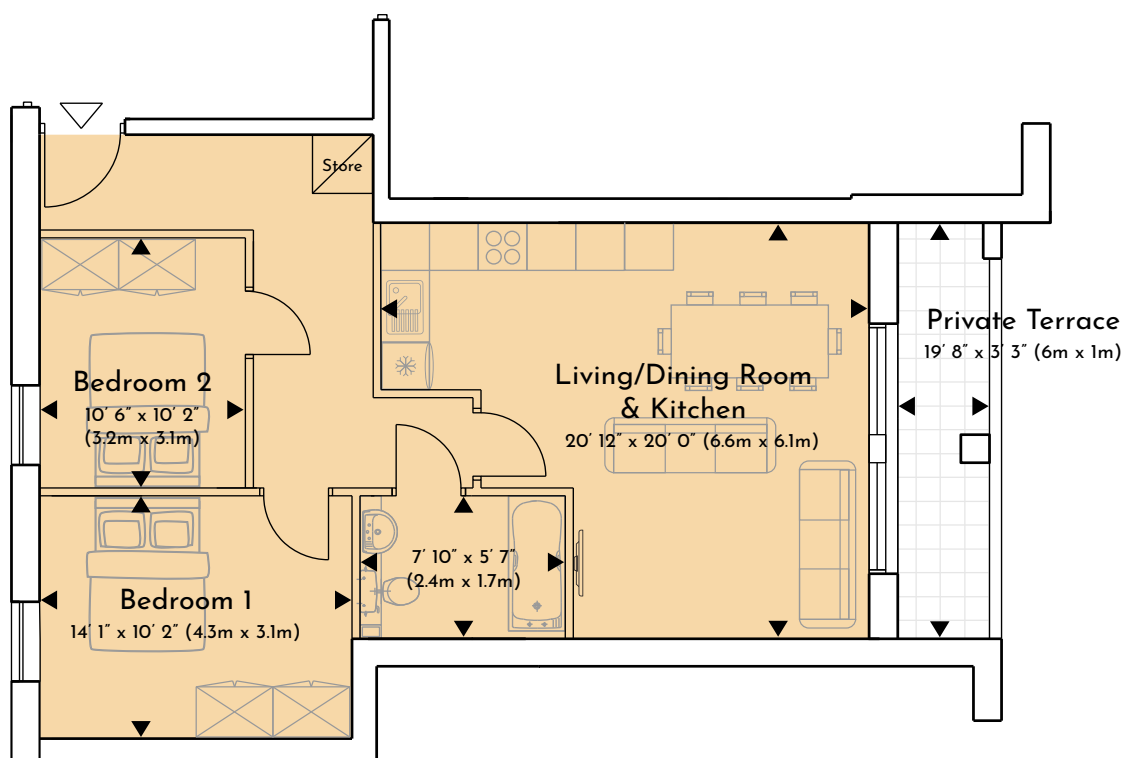
Net Internal Area: 775ft² / 72m² (excluding terrace)



Apartment 5 - First Floor

667ft² | 62m²

Situated at the rear of the development.

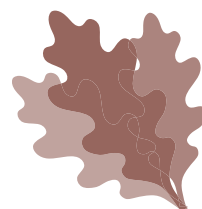


APARTMENT 5

	ft		m	
LIVING / DINING / KITCHEN	20'12"	x 19'8"	6.4	x 6
BEDROOM 1	14'1"	x 10'2"	4.3	x 3.1
BEDROOM 2	10'6"	x 10'2"	3.2	x 3.1
BATHROOM	7'10"	x 5'7"	2.4	x 1.7
TERRACE	19'8"	x 3'3"	6	x 1

- | OPEN PLAN KITCHEN, DINING, LIVING AREA
- | 2 BEDROOMS
- | BATHROOM
- | PRIVATE TERRACE

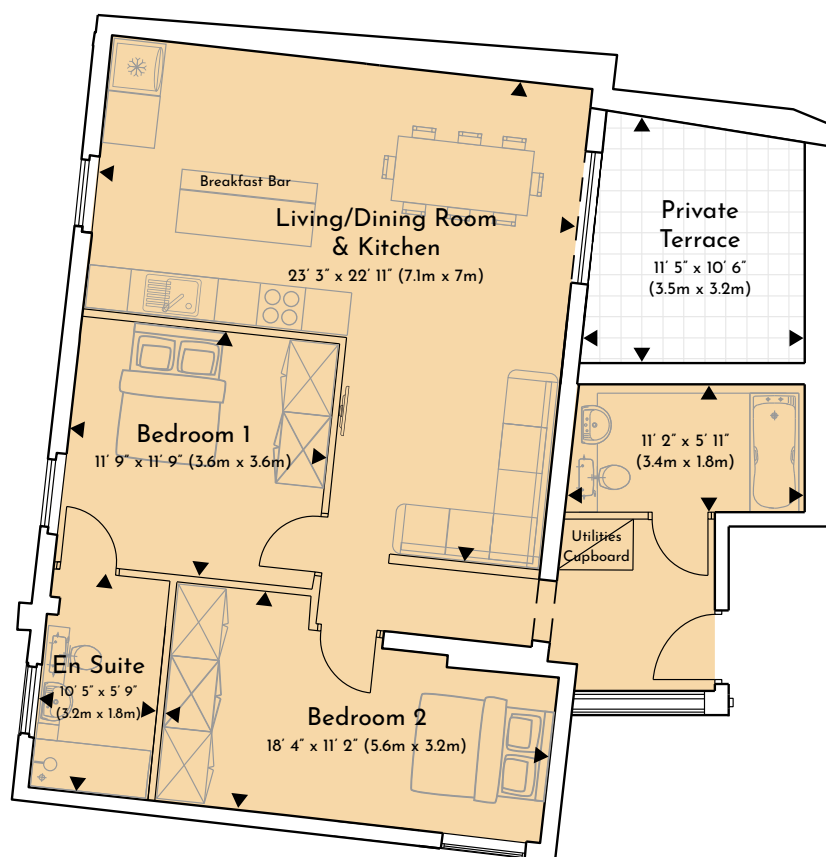
Net Internal Area: 667ft² / 62m² (excluding terrace)



Apartment 6 - First Floor

926ft² | 86m²

Situated at the front of the development.

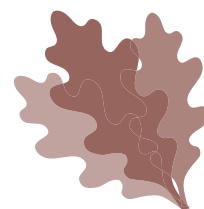


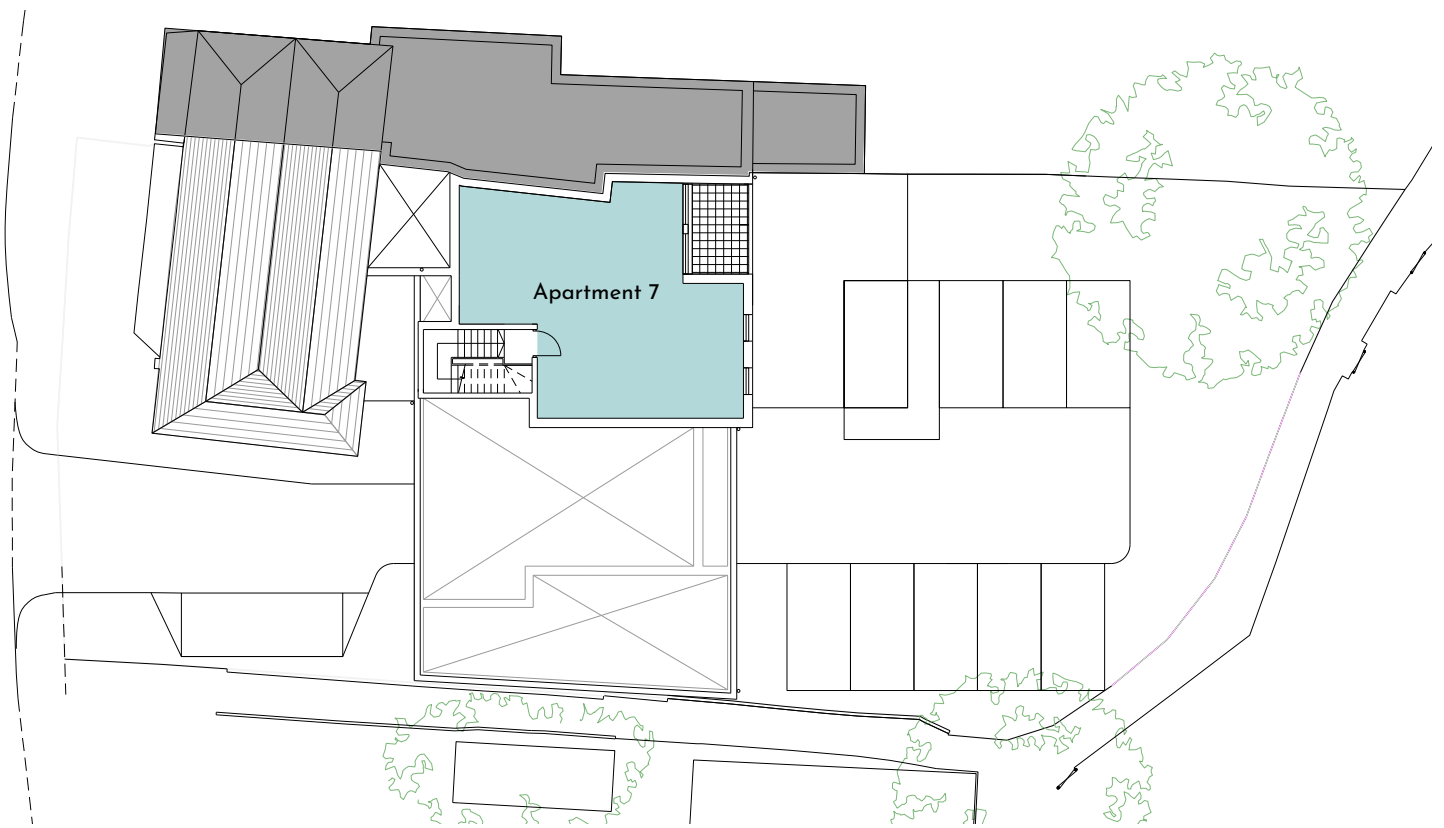
APARTMENT 6

	ft		m	
LIVING / DINING / KITCHEN	23'3"	x	22'11"	7.1 x 7
BEDROOM 1	11'9"	x	11'9"	3.6 x 3.6
BEDROOM 2	18'3"	x	10'5"	5.6 x 3.2
BATHROOM	11'2"	x	5'11"	3.4 x 1.8
EN SUITE	10'5"	x	5'9"	3.2 x 1.8
TERRACE	11'5"	x	10'6"	3.5 x 3.2

- | OPEN PLAN KITCHEN, DINING, LIVING AREA
- | 2 BEDROOMS
- | EN SUITE SHOWER ROOM
- | BATHROOM
- | PRIVATE TERRACE

Net Internal Area: 926ft² / 86m² (excluding terrace)





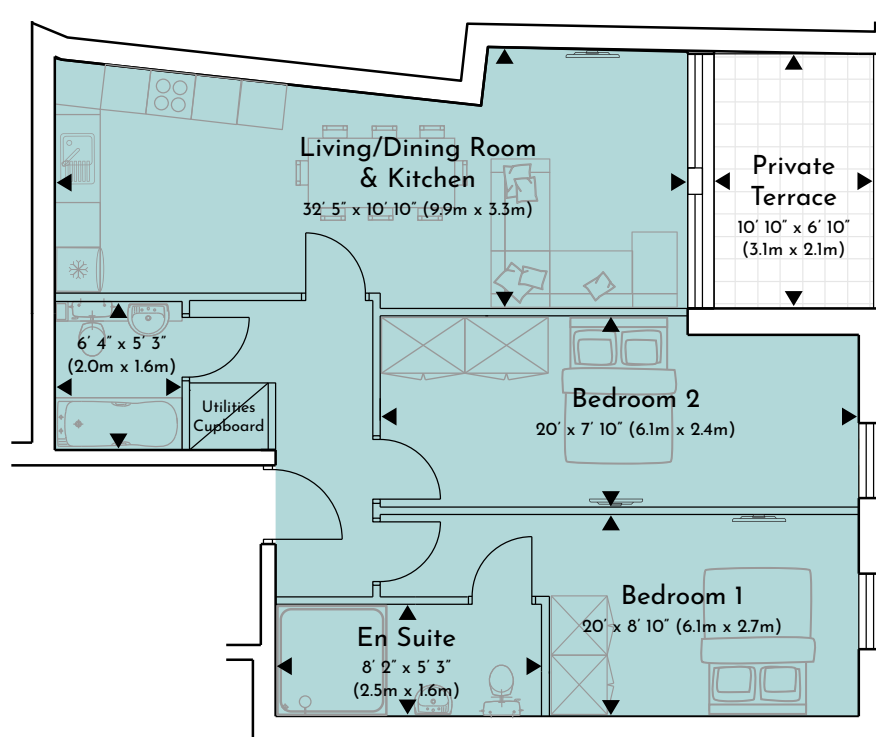
Second Floor | Second Floor Penthouse Apartment 7

Terrace balcony

Apartment 7 - Second Floor Penthouse

775ft² | 72m²

Situated at the rear of the development.



APARTMENT 7

PENTHOUSE

	ft		m	
LIVING / DINING / KITCHEN	32'5"	x 10'10"	9.9	x 3.3
BEDROOM 1	20'	x 8'10"	6.1	x 2.7
BEDROOM 2	20'	x 7'10"	6.1	x 2.4
BATHROOM	8'2"	x 5'3"	2.5	x 1.6
EN SUITE	8'2"	x 5'3"	2.5	x 1.6
TERRACE	10'10"	x 6'10"	3.3	x 2.1

| OPEN PLAN KITCHEN,
DINING, LIVING AREA

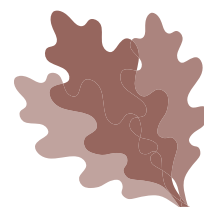
| 2 BEDROOMS

| EN SUITE SHOWER
ROOM

| BATHROOM

| PRIVATE TERRACE

Net Internal Area: 775ft² / 72m² (excluding private garden)



Specifications

Kitchen

- Modern handleless kitchens with soft close doors and individual layouts, exclusively designed for The Oaks
- High Quality Quartz Worktops
- Matching Quartz Splashbacks
- Siemens (or equivalent) appliances throughout including:
 - Induction hob
 - Integrated oven
 - Integrated microwave with grill
 - Fully integrated dishwasher
 - Fully integrated fridge freezer
 - 3 in 1 tap (including boiling hot water)
 - Ambient LED lighting
 - Undermount Sink
 - Luxury wood effect porcelain floor tiles
 - Washing machine

Bedrooms

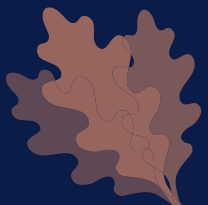
- Bespoke fitted wardrobes to all bedrooms
- Luxury wooden herringbone flooring

En Suite/Bathrooms

- Bespoke bathrooms to include designer sanitary ware
- Heated Towel Rails
- Fully tiled with porcelain tiles to wall and floors
- Walk in Showers to master ensembles
- Pull out hand showers to all bathrooms

Development

- Secure gated parking for each residence with additional spaces available to purchase (POA)
- Gas central heating
- Underfloor heating with individual room thermostatic controls
- Private External Amenity Areas (terraces or landscaped gardens) to each residence
- Private gated development
- Secluded landscaped communal garden area
- LED downlighting throughout
- Double glazed windows and doors
- Bespoke architrave and skirting
- Luxury internal doors
- Wired for TV, Sky, Virgin and Telephone, subject to future connection by purchaser
- External lights to all terraces, garden and communal areas
- Entrance lobby with internal designated bike storage room
- 10 year ICW structural warranty





About The Development

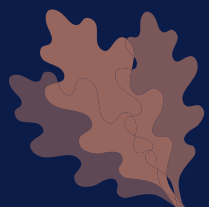
The Oaks provides a unique combination of traditional charm and modern luxury, featuring luxurious interiors which set the standard for contemporary residences. This exceptional development offers an un-rivaled mix of old-world character plus high-end amenities that make it truly extraordinary.

We take pride in our meticulous attention to detail when creating each of our residences. Our commitment to crafting every single exquisite detail ensures that the end product is nothing short of spectacular. When all these elements are brought together, they create a truly remarkable home.

About The Developer

A home is a sanctuary, a place to unwind and share in the joy of loved ones. It's your most treasured possession, so we strive to create each residence with the goal that anyone would be proud, without exception, to call it their own.

With an impressive track record, Setha has developed numerous remarkable projects in desirable locations over the years, particularly their latest projects in West Hampstead NW6 and The Oaks in Bushey.





Disclaimer:

All specification details, including computer generated images, provided are indicative and intended to act as a guide only and may change.

These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract of a warranty. Dimensions should not be used for carpet sizes, appliances or furniture.

Branding & Design by Webshape Design.

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