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Elizabeth Grove, Hertfordshire, WD23 1XB

£3,000,000 Leasehold - Share of Freehold



KEY FEATURES:

- Lateral Apartment
- High-End finish
- 3-bedrooms all with en-suites
- Underfloor heating throughout
- Ceiling and walls sound proofed
- In-door out-door entertaining
- Gated community
- Gym
- Fantastic location
- Underground parking for 2 cars

Situated within the prestigious and securely gated enclave of Heathbourne Village, this exceptional three-bedroom lateral apartment has been meticulously renovated to an impeccable standard, offering the comfort, scale, and privacy more commonly associated with a standalone residence.

Occupying a prime position within this exclusive development, the property offers an extraordinary balance of refined elegance and modern practicality. The expansive open-plan reception area flows seamlessly into an inviting dining space, creating an ideal environment for sophisticated entertaining and effortless day-to-day living.

Notably, this residence boasts exceptional private outdoor space, including two separate, directly accessible garden areas—an exceedingly rare feature that amplifies the sense of detached house-style living, all while enjoying the ease and security of a single-storey layout.

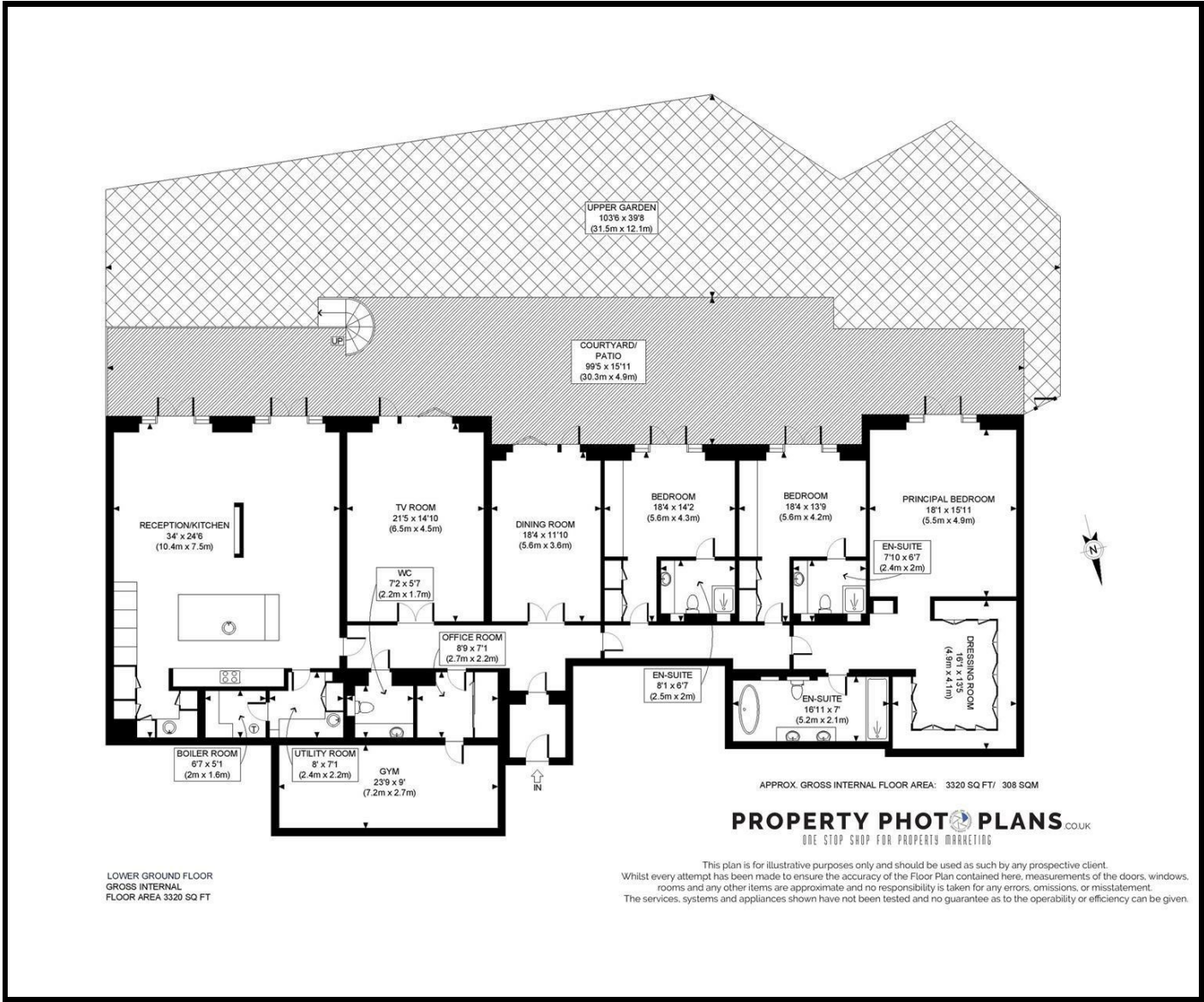
The contemporary kitchen is fully appointed with premium integrated appliances and high-end finishes, marrying style with function. Each of the three generously proportioned bedrooms benefits from its own luxuriously appointed en suite bathroom, offering privacy and tranquillity for all residents and guests.

Further elevating the appeal of this exquisite home are 2 allocated underground parking spaces - an invaluable asset in such a desirable location.

Heathbourne Village occupies a prime position just moments from the vibrant amenities of Bushey, including boutique shops, artisan cafes, and acclaimed restaurants. The area is also renowned for its outstanding schools, making it particularly appealing to families.

Residents benefit from nearby green spaces and leisure facilities, including the prestigious Bushey Golf Club.

Excellent transport links via Bushey Station, Watford Junction, and major road networks ensure swift access to Central London and beyond.



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

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

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

HARROW NORTHWOOD & PINNER have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.