

Green
Lane.



Front exterior

Green Lane.

An exclusive development of just six brand new, contemporary, three-bedroom apartments on the prestigious Green Lane, Oxhey; a sought after location known for its picturesque surroundings and luxurious properties.

All apartments have been finished to a high specification throughout and come with private outside space in the form of an enclosed patio for the ground floor apartments and a private balcony for the first and second floor homes. The development also has mature landscaped communal gardens. All apartments come with allocated parking and individual electric car charging points, and a secure cycle store.

Share of freehold.

999 year lease.

Service charge approx. £3,000 per apartment annually.

Long-standing relationship with trusted management company.





AREA INFORMATION

Green Lane is popular with families and professionals who enjoy the tranquil atmosphere and easy access to local amenities. The nearby village of Bushey offers a range of shops, restaurants and cafés, while the larger towns of Watford and Northwood are just a short drive away. Bushey station is within walking distance giving you easy access to all that London has to offer. Fast West Midlands trains run from Bushey into Euston and take approx 20 minutes. The overground line is also available.

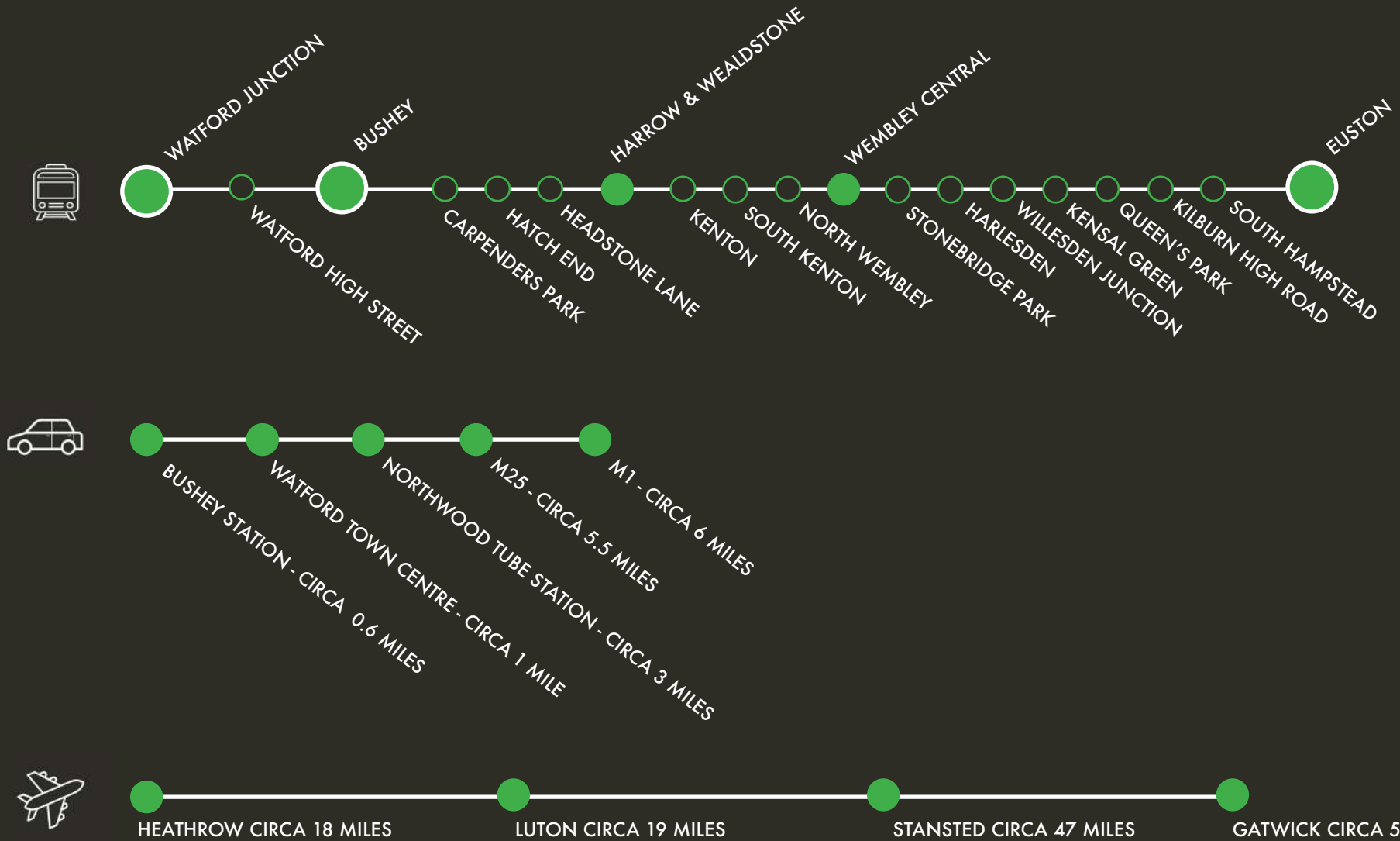
Green Lane is also known for its proximity to several outstanding schools, including the prestigious Watford Grammar Schools, which regularly feature among the countries' top performing schools. The surrounding area is also home to a wealth of recreational facilities, including golf, rugby, cricket and tennis clubs and leisure centres. If it's luxury you're after, The Grove, a five star hotel set in an 18th century mansion, is just a short drive away and offers fine dining, extensive health and fitness facilities and a championship golf course.

Distance to Watford town centre: circa 1 mile

Distance to Bushey Station: circa 0.6 miles

Distance to Northwood Underground Station: circa 3 miles

IN TOUCH WITH EVERYTHING



*Distances are approximate and taken from Google Maps



Vicarage Road Stadium,
home of Watford FC



Watford
Junction Station

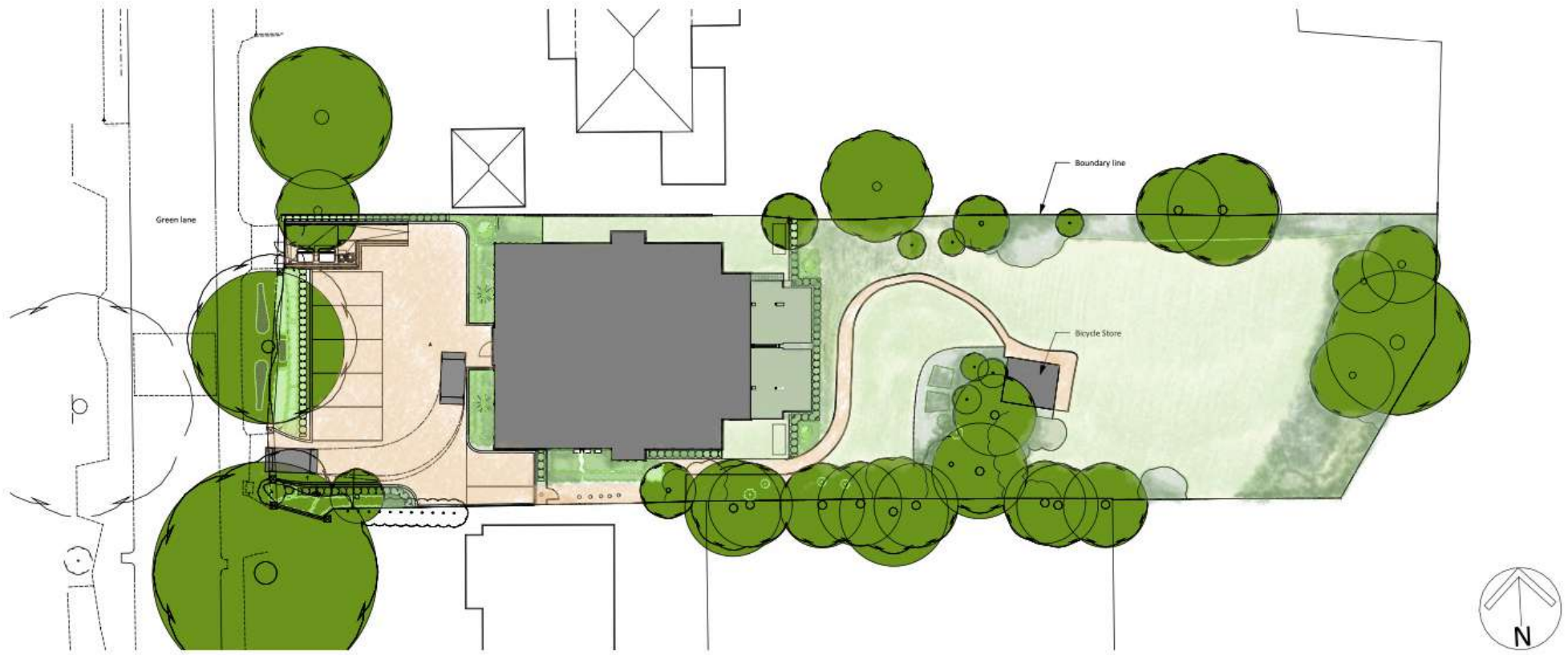


Watford Town Centre featuring the Atria shopping centre

Bushey station approx 15 minute walk

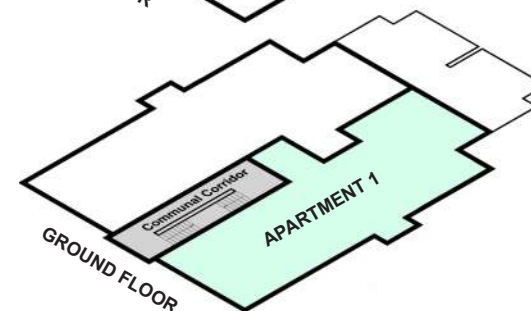
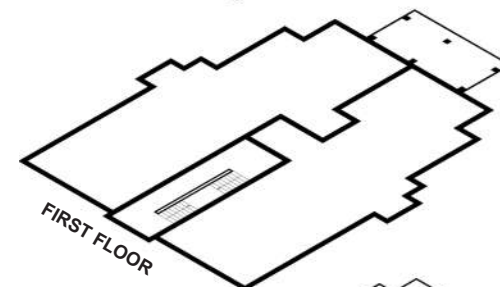
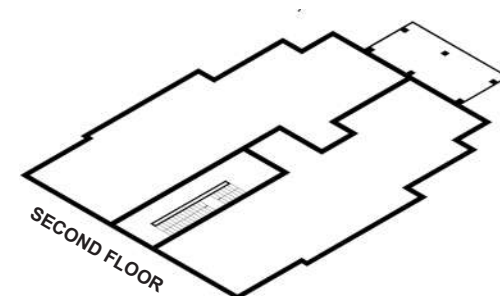
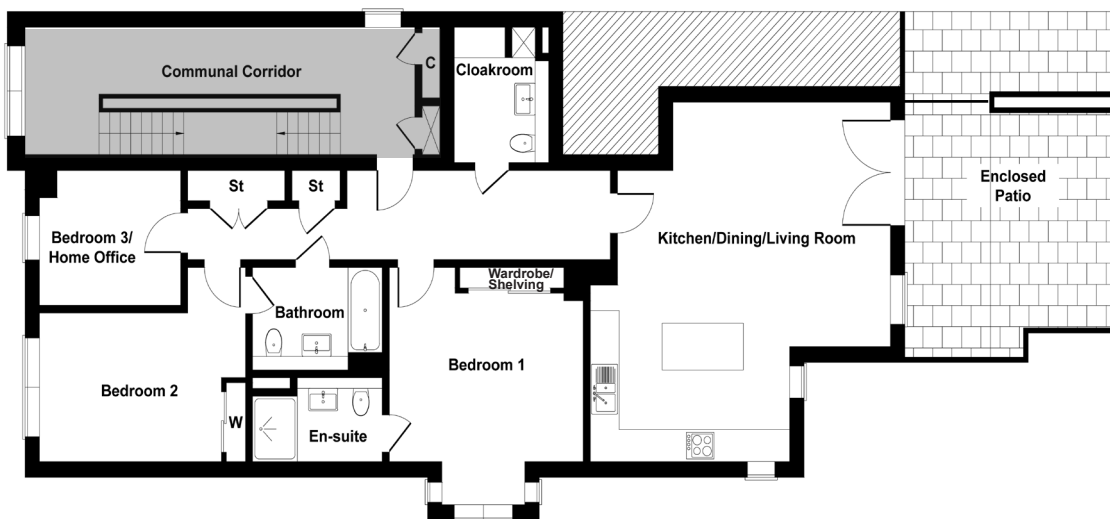
Green
Lane.

ILLUSTRATIVE SITE PLAN

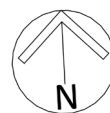


FLOORPLANS

Apartment 1



Accommodation	M	FT
Kitchen/Living/Dining Room	6.2 x 6.7	20.4" x 22.2"
Bedroom 1	4 x 3.6	13.1" x 12"
Bedroom 2	4.2 x 2.8	13.9" x 9.1"
Bedroom 3	2.9 x 2.5	9.6" x 8.3"



Total Area Approx: 105 sq.m, 1130 sq.ft

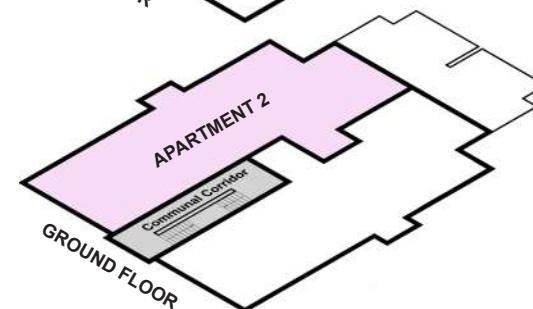
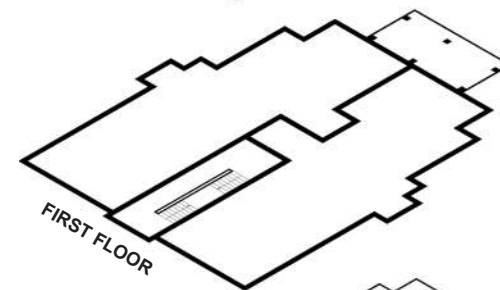
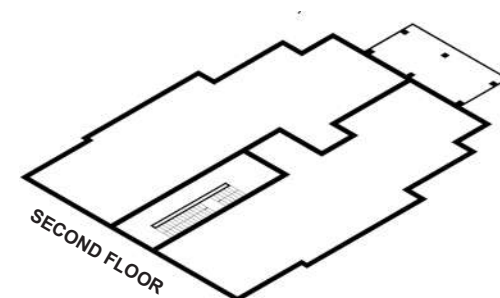
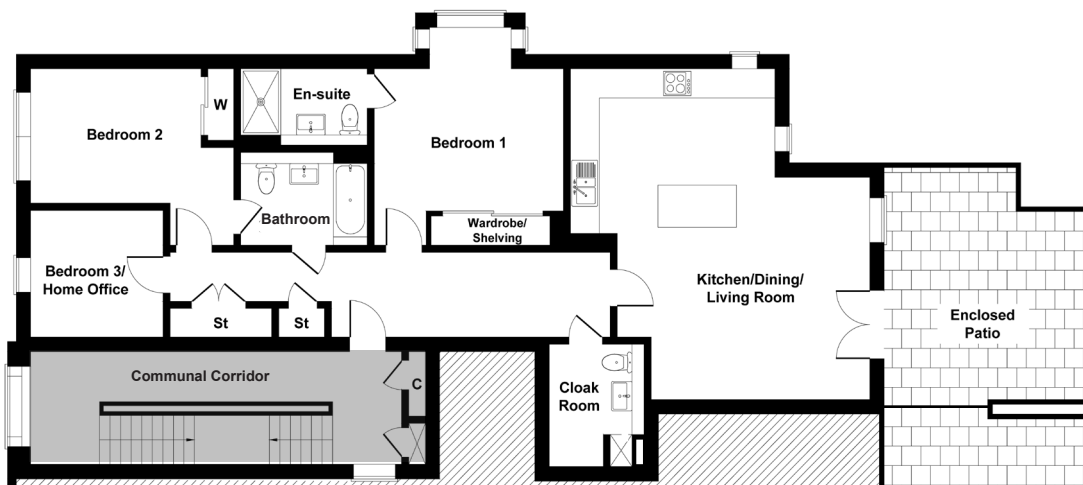
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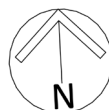
Kitchen/living area, apartment four

FLOORPLANS

Apartment 2



Accommodation	M	FT
Kitchen/Living/Dining Room	6.2 x 6.7	20.4" x 22.2"
Bedroom 1	4 x 3.6	13.1" x 12"
Bedroom 2	4.2 x 2.8	13.9" x 9.1"
Bedroom 3	2.7 x 2.5	9.1" x 8.3"



Total Area Approx : 105 sq.m, 1129 sq.ft

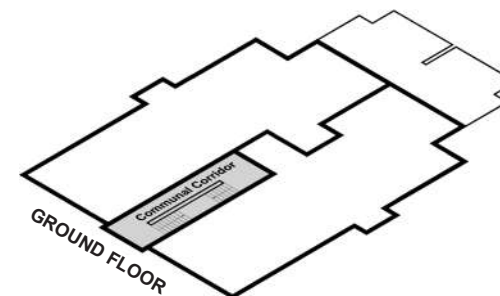
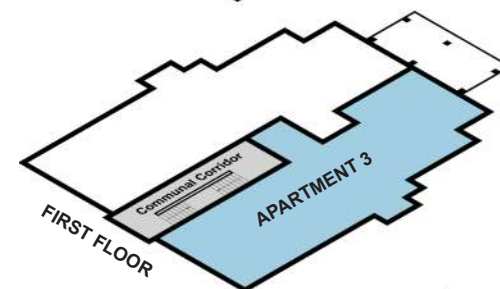
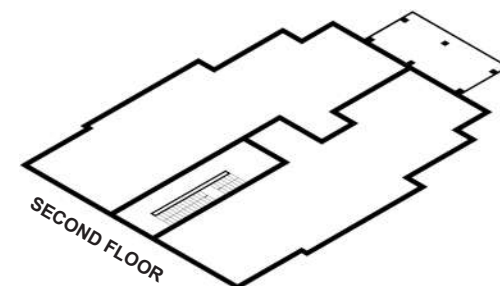
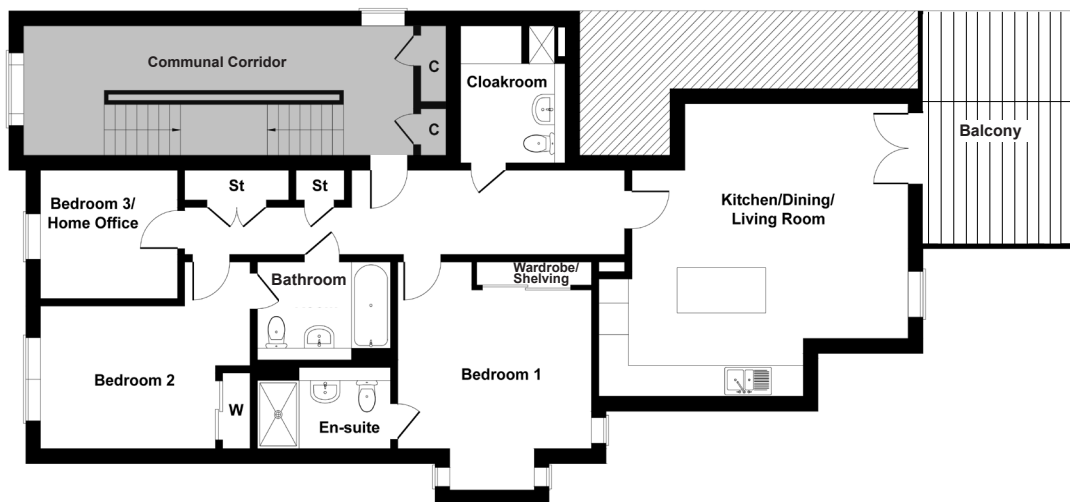
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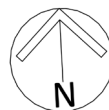
Kitchen/living area, apartment four

FLOORPLANS

Apartment 3



Accommodation	M	FT
Kitchen/Living/Dining Room	5.6 x 5.7	18.3" x 18.9"
Bedroom 1	3.9 x 3.7	12.8" x 12"
Bedroom 2	4.2 x 2.8	13.9" x 9.2"
Bedroom 3	2.7 x 2.5	9.1" x 8.3"



Total Area Approx : 100 sq.m, 1081 sq.ft

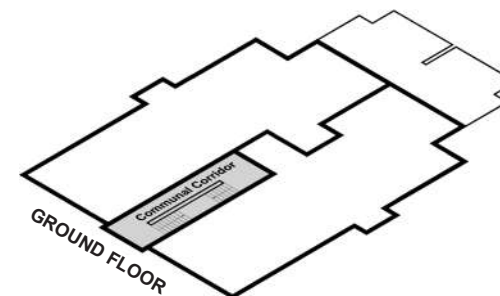
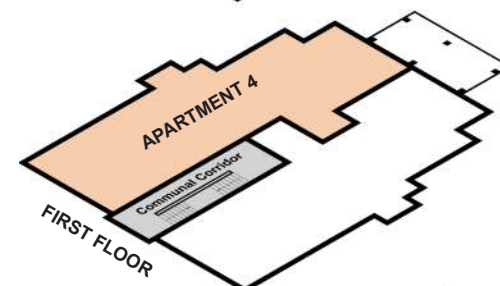
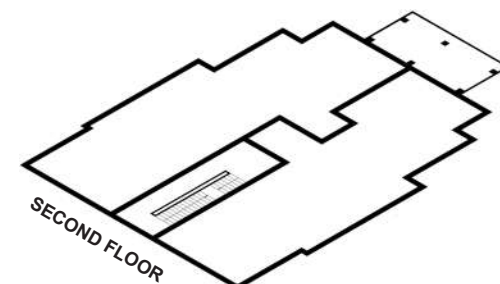
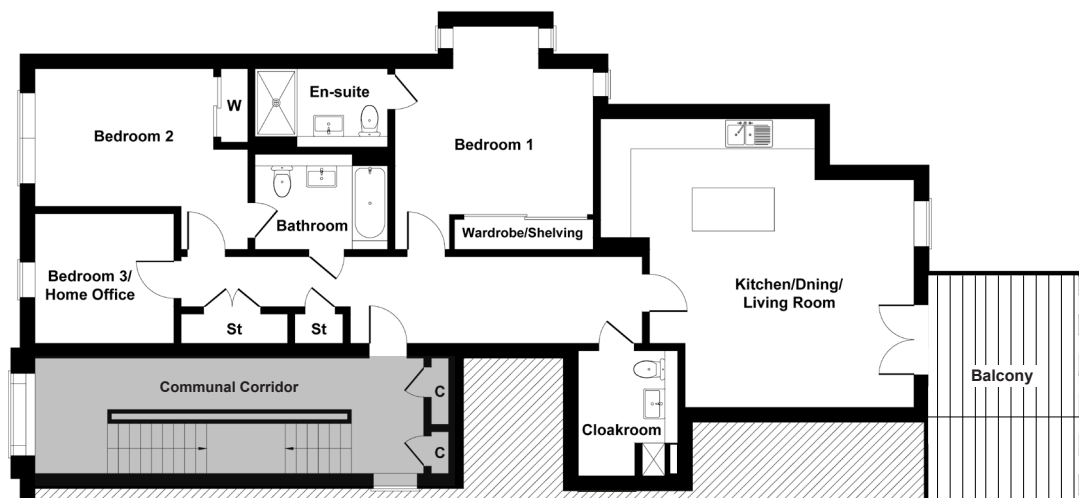
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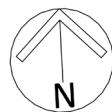
Master bedroom, apartment four

FLOORPLANS

Apartment 4



Accommodation	M	FT
Kitchen/Living/Dining Room	5.3 x 5.7	17.5" x 18.9"
Bedroom 1	3.9 x 3.7	12.9" x 12.1"
Bedroom 2	4.2 x 2.8	13.9" x 9"
Bedroom 3	2.8 x 2.6	9.1" x 8.5"



Total Area Approx : 100 sq.m, 1081 sq.ft

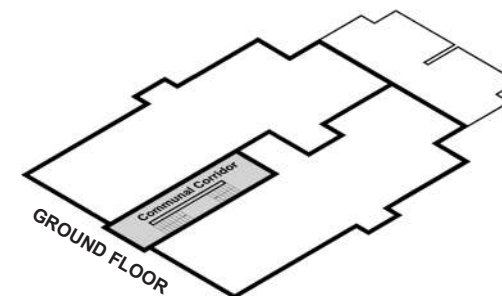
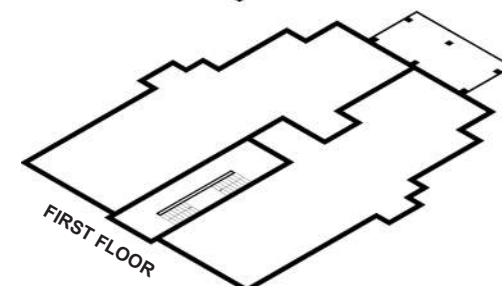
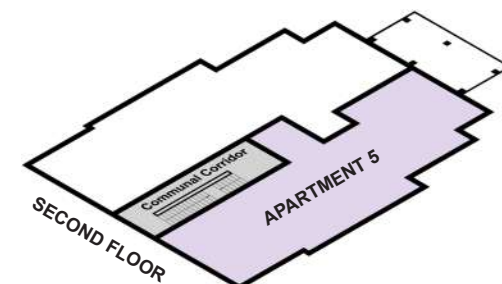
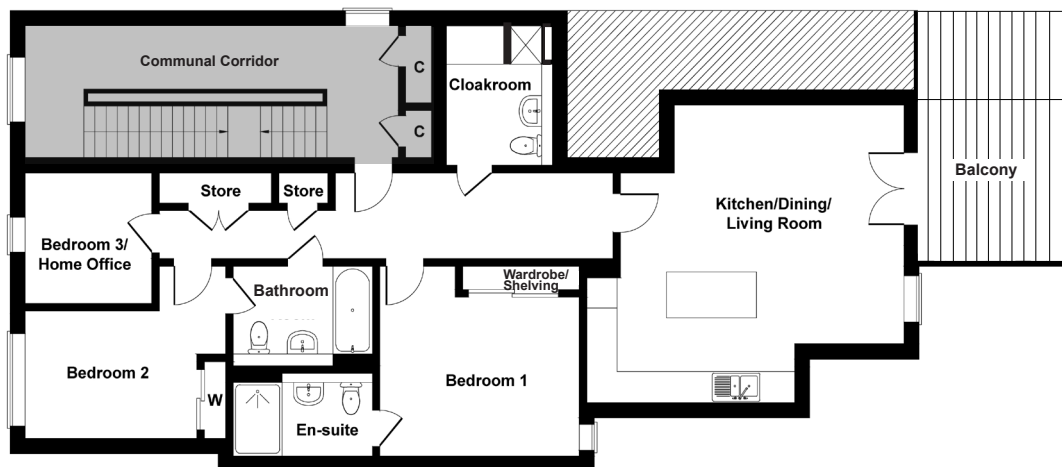
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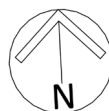
Family bathroom, apartment four

FLOORPLANS

Apartment 5



Accommodation	M	FT
Kitchen/Living/Dining Room	5.6 x 5.8	18.5" x 18.9"
Bedroom 1	4 x 3.7	13" x 12"
Bedroom 2	4 x 2.5	13.1" x 8.1"
Bedroom 3	2.5 x 2.5	8.3" x 8.3"



Total Area Approx : 96 sq.m, 1032 sq.ft

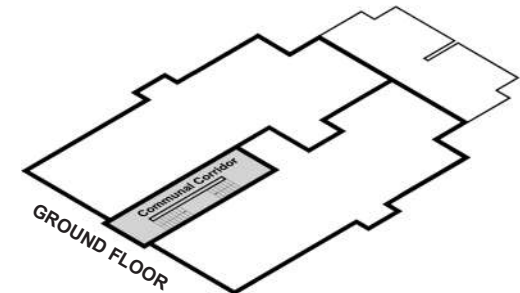
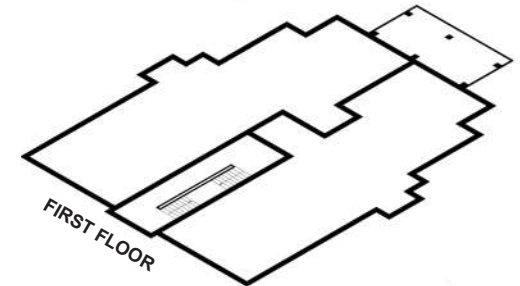
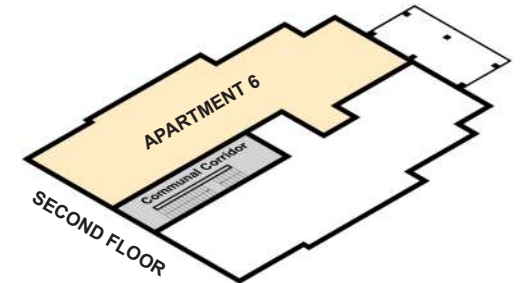
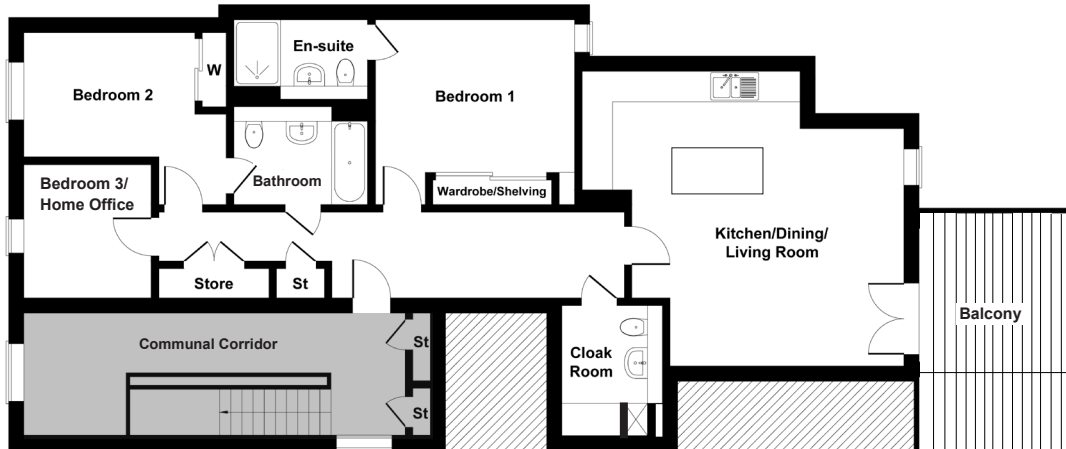
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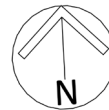
Second bedroom, apartment four

FLOORPLANS

Apartment 6



Accommodation	M	FT
Kitchen/Living/Dining Room	5.3 x 5.8	17.5" x 18.9"
Bedroom 1	4 x 3.7	13" x 12"
Bedroom 2	4 x 2.5	13.1" x 8.2"
Bedroom 3	2.5 x 2.6	8.3" x 8.5"



Total Area Approx : 96 sq.m, 1030 sq.ft

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Hallway, apartment four

SPECIFICATION

Internal Finishes

- Walls painted in a neutral palette, ceilings painted white.
- Amtico Spacia flooring throughout, excluding Bedroom one and two with fitted carpets.
- Premium ladder moulded internal doors.

Kitchens

- Fully supplied and fitted Oakwood Kitchen.
- Free-standing Island unit.
- Fitted Bosch appliances, including:
 - Bosch single oven, built-in combo microwave, induction hob.
 - Bosch 50/50 fridge freezer, integrated dishwasher.
- Wine cooler built into island.
- Cashmere or matt white handle-less units.
- Quartz worktops, upstands and splashback behind hob.

Bedrooms

- Purpose made built-in wardrobes to master bed and bed two, including hanging rail and shelving.
- Bed two wardrobes feature sliding mirror doors.
- Bed three designed for alternative home office use.

Bathrooms and Ensuite

- Full height marble effect tiling with storage nooks and, in the family bathroom, feature lighting above mirror.
- Contemporary sanitary-ware from the Esteem range.
- Bath with purpose-made panel.
- Concealed wall mounted WC and basin.
- Dual fuel towel rails.

Electrics, Lighting and Security

- LED downlighters to kitchen/living area, bedrooms, bathrooms and entrance hallways.
 - Feature pendant lighting above kitchen island.
 - A generous provision of switches and sockets.
 - Provision for Sky and BT.
 - Mains operated smoke detectors with battery backup.
 - Double-glazed lockable windows throughout.
 - External security cameras and restricted access to rear gardens.
 - Video door entrance system, also linked to external security cameras.
 - Individual apartment doors to include secure 5-lever locking system and spy hole.
-



Third bedroom/home office, apartment four

SPECIFICATION

Energy Efficiency and Heating

- Energy efficient, gas fired balanced flue boiler.
- Underfloor heating system throughout apartments, with thermostats to each room.
- Manifold located in a hallway cupboard within purpose made accessible boxing.

External Areas

- Mature landscaped gardens with planted areas, boundary planting and a lit pathway leading to a purpose-made cycle store.
- Paved patio and pathway areas.
- Driveway laid in block paving and demarcated spaces set within kerb edgings.
- Individual secure fast charging Pod Points to each parking space.
- Anthracite grey aluminium front door, with projecting entrance canopy.
- Feature brickwork and a stone string to the front façade.
- Outside taps to the front and rear of the property.
- Bin store area located at the front of the property.

Apartment Specific External Areas (where applicable)

- UPVC double-glazed windows, and doors with an anthracite grey finish.
- Steel balconies with matching anthracite grey finish.

Communal Areas

- Lockable individual post box access built into front entrance frame.
- Stone effect tiling to ground floor with built-in mat well.
- Fully carpeted stairwell and carpeting to all other communal areas.
- Contemporary skirting and architraves.
- Walls painted in a neutral palette, ceilings painted white.

Home Staging

Bugler Homes have worked in partnership with Micasa to create beautiful and timeless show apartments at Green Lane.



Balcony, apartment four



WORKING IN PARTNERSHIP WITH MICASA

Bugler have worked with Micasa to create beautiful and timeless show apartments for Green Lane.

Micasa is a global multi-award-winning London-based property studio that provides full architects, interior architecture, and interior design services.

In 2023, they have been recognised for 'best interiors' at the International Design & Architecture Awards organised by Design et. al and the International Property Awards, U.K. Here, they have won against competition from across the U.K., U.S., Canada, Hong Kong & the U.A.E.

Their experienced team of passionate professionals delivers a highly personalised service to create timeless luxury interiors, tailored to individual client needs, for a portfolio that covers luxury residences for private clients, developer-led projects and commercial fit-outs.

MICASA

JUST IMAGINE

INTRODUCING BUGLER HOMES

Bugler Homes is part of the Bugler Group, an award-winning, family owned construction and property development business based in Rickmansworth, Hertfordshire.

The team has an enviable track record spanning over four decades of creating high quality new build homes throughout London and the South East.

Bugler Homes, led by Kieran Bugler, believe in producing top quality homes that have been thoughtfully designed and constructed with care and attention to detail.

We prefer to keep every step of the development process in-house, under the capable control of experienced teams. This goes from sourcing land, to managing every detail of the construction stage.

NHBC Guaranteed Homes

Each Bugler home is independently surveyed and provided with a 10 year NHBC warranty certificate upon satisfactory completion of the construction work.



‘Homes designed and built with care and attention to detail’



Enclosed patio, apartment one; mature landscaped communal garden and cycle store



Contact Sewell & Gardner New Homes on 01923 606056 or newhomes@sewellgardner.com