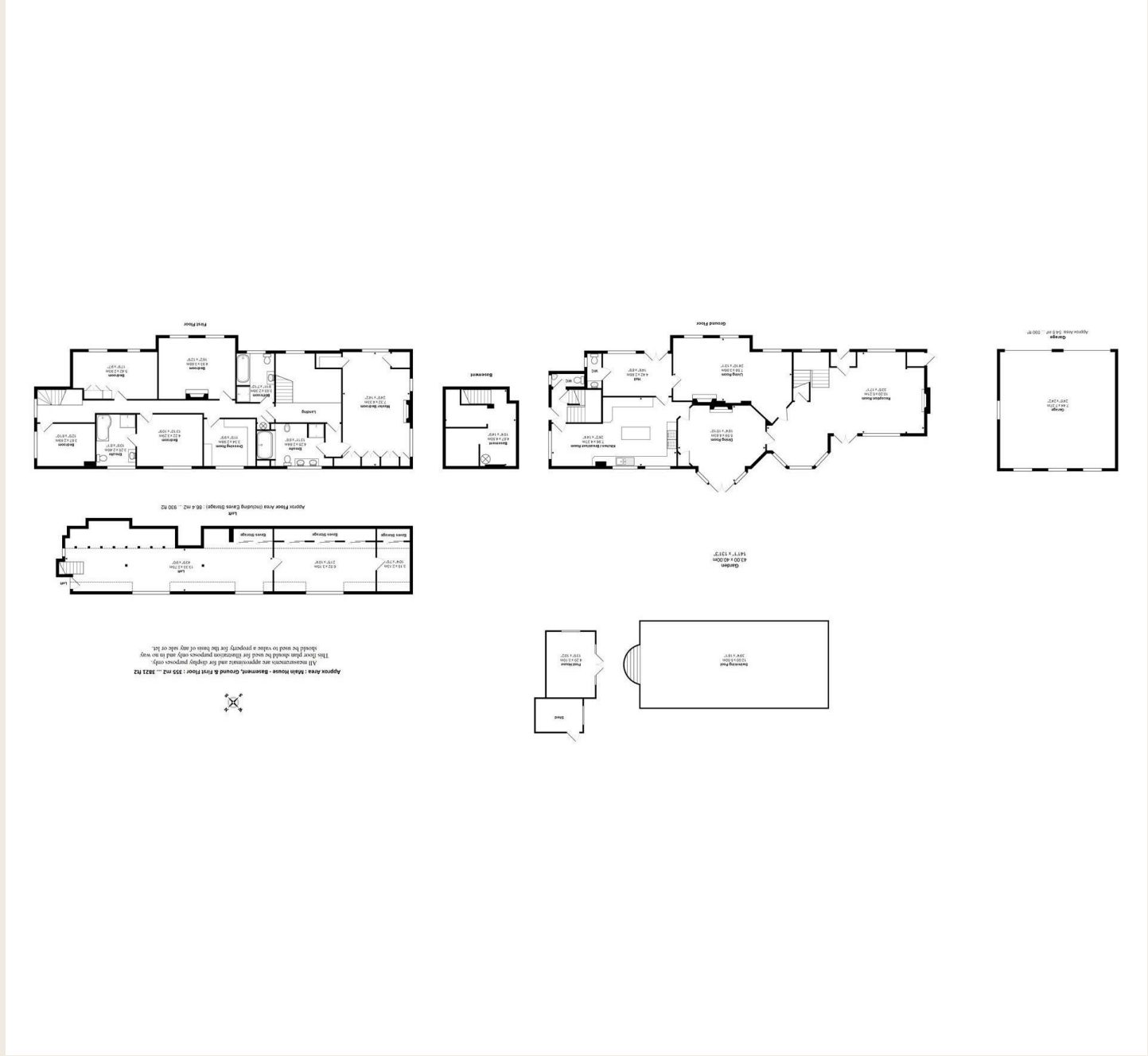
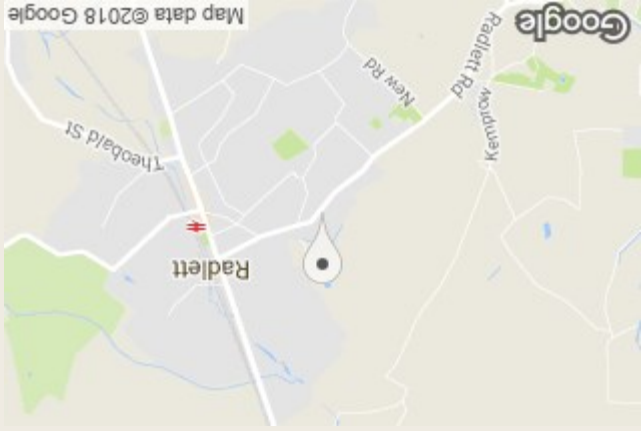


England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs		
A (92 plus)	(81-91)	29
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		42
Current	Potential	



LUMLEY ESTATES



Watford Road, Radlett
 Freehold

Tel: 01923 853 366
 Email: info@lumleyestates.co.uk



Watford Road
Radlett
Hertfordshire WD7 8LE



A very rare and unique opportunity to acquire a superb Radlett family home on a substantial plot of just under one acre. This offers tremendous scope to a potential purchaser to extend, refurbish or develop. Radlett is a delightful large village in Hertfordshire, 16 miles from Central London. Over the past few years, with the combination of Radlett's close proximity to London and good transport links, it has become an exceptionally desirable area. Planning Permission was granted by Hertsmeire Borough Council on October 2016 to build two luxury 5 bedroom detached houses, each with its own access, at the front of the plot. One detached house would be in a similar location to the garage and the second detached house would replace the existing property. The existing application deems that a third plot will remain to the rear of the property or both new properties. Planning is being currently sought by the current owners for permission to build a 5 bedroom luxury house on the rear plot. The current owner is in addition seeking planning for the existing house to remain, be extended and refurbished with one new luxury 5 bedroomed home adjacent to it (where the garage is situated). Both properties again would have their own separate entrance. The plot to the rear would share access with the entrance on the opposite side of the garage. The current owner would consider the sale of the separate and individual building plots. Radlett is within the M25 and 3 miles from Junction 5 of the M1 Motorway. There is a frequent commuter rail service that connects the railway station to south and central London. It is 28 minutes by train to St. Pancras International, terminus of the Eurostar. The train is 20 minutes to West Hampstead where it connects with the London Underground Jubilee Line. There are also train services to London Gatwick and London Luton airports, whilst Radlett is one of the most prosperous places in Britain and within

