



CAMDEN CHASE

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# West Lawn, Broadfield Way, Aldenham

£1,350,000

3 2 1





A chain free apartment built by prolific luxury home builder Octagon in 2007. Spanning in excess of 1,900sqft, the home has three double bedrooms, two bathrooms, a south west facing terrace with sunset views over the rolling countryside and two secure undercroft parking spaces accessed via lift. Located in the exclusive award-winning development of Wall Hall, Aldenham, residents are surrounded by 55 acres of glorious countryside and further benefit from private access to gymnasium, tennis court, children's play area, football pitch and Italian walled garden.

The Kitchen breakfast room is finished with granite worktops and integrated Bosch induction and Miele appliances including warming drawer and coffee machine. You can access the terrace via the kitchen and the living room.

Bathrooms are tiled with natural stone, granite with Villeroy & Boch sanitary ware. The shared bathroom has a built-in waterproof TV.

Off the entrance hall there is a guest w/c and separate utility room.

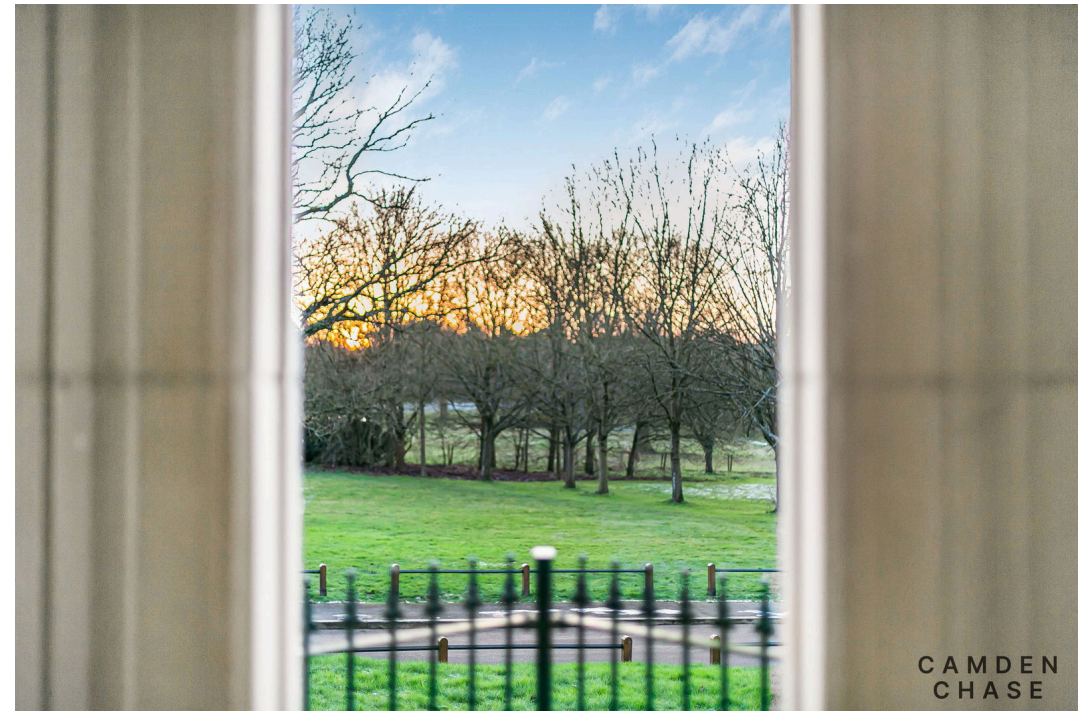
The home benefits from underfloor heating and ceiling fans to every room. All bedrooms have bespoke built in wardrobes. There is an integrated speaker system and double glazed sash windows throughout the home.

Underneath the building, accessed through secure gates, you have two large allocated parking spaces and a private storage room. There is visitors parking available directly outside the building.

The development is secured by number plate recognition and CCTV surveillance.

Service charges, include the estate charge, is approximately £7,200 per annum.

Council Tax Band: H



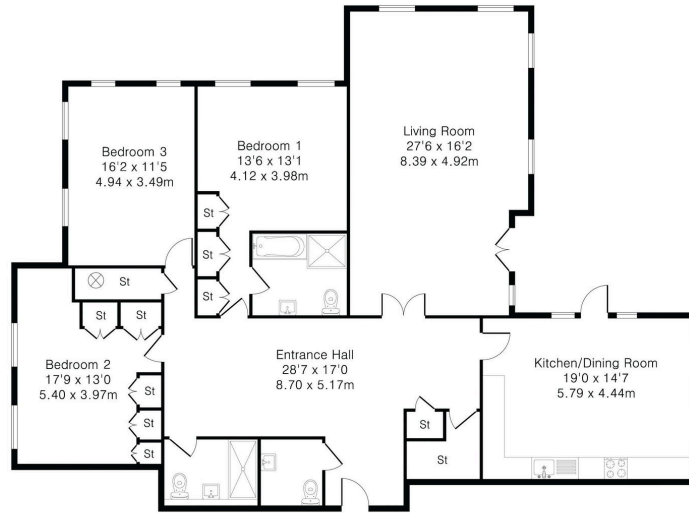
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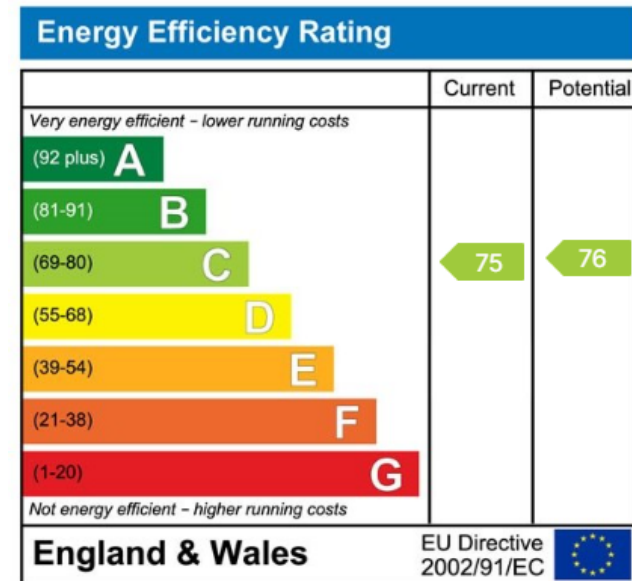
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Approximate Gross Internal Area 1909 sq ft - 177 sq m



- Share of freehold
- Chain free
- Gated parking for 2 vehicles and large storage room
- Granite worktops, Miele and Bosh integrated appliances
- 3 Double bedrooms
- 2 Bathrooms (1 ensuite)
- Lateral living, suitable for wheelchair users
- Lift access to and from garage
- Southwest facing terrace with picturesque countryside views
- Number plate recognition and CCTV surveillance on entry



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