

**NEW**



**AITCHISONS**

*selling homes since 1935*

Watling Street, Radlett, WD7 7JA

Asking Price £325,000 Freehold





A delightful and well presented Third floor, TWO DOUBLE BEDROOM apartment, with a large reception room and eat in Kitchen, set in this popular apartment building with off street permit parking together with a garage.

Located within a short walk of Radlett's vibrant high street and Thames link Station, offering direct access in to central London ( Kings Cross, St. Pancras) in under 28 minutes or via West Hampstead in approx 20 minutes, with its Jubilee Line literally across the road. To the exterior are small communal gardens.

This property is offered chain free, please call for an immediate viewing.

Leasehold approx 115 years remaining/ Service Charge £2000 per annum / Council tax Band C / Garage/ EPC C

■ Two double bedrooms ■ Eat In Kitchen ■ Permit parking and garage ■ Third Floor ■ Well maintained throughout ■ CHAIN FREE ■ Long Lease/ service charge approx £2000 pa. / Gas central heating/ Mains drainage/ Council Tax band Ctax band ■ Sole Agents







**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

**VIEWING**

Strictly by appointment with Aitchisons

Tel: 01923 859444

Email: [office@aitchisonsradlett.co.uk](mailto:office@aitchisonsradlett.co.uk)

Website: [aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

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*Ref:*

**IMPORTANT NOTICE**

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

**EPC Rating C**

299 Watling Street, Radlett, WD17 7LA

**01923 859444**

[aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

