

# West Lawn, Aldenham

£1,450,000 (Leasehold - Share of Freehold)



A well presented luxury apartment constructed by Octagon Homes, forming part of their award winning Wall Hall development in Aldenham.

Wall Hall has a lifestyle all of its own set in 55 acres with Tennis Court, Gym, child play area and beautiful manicured gardens and just a short step to glorious walks through the countryside.

The property is a ground floor three bedroom apartment in 'West Lawn'. The property benefits from a stunning South West facing view over the surrounding parkland.

The accommodation provides a large entrance hallway with a guest cloakroom, a bright and spacious living room/dining room, a beautiful kitchen/breakfast room, three double bedrooms and two fitted bathrooms (one en-suite). There is also a utility room and south facing balcony off the living room .

There are two secure underground parking spaces and a large locked private storage room.

The service charges include the estate charge are approximately £7,200 per annum.

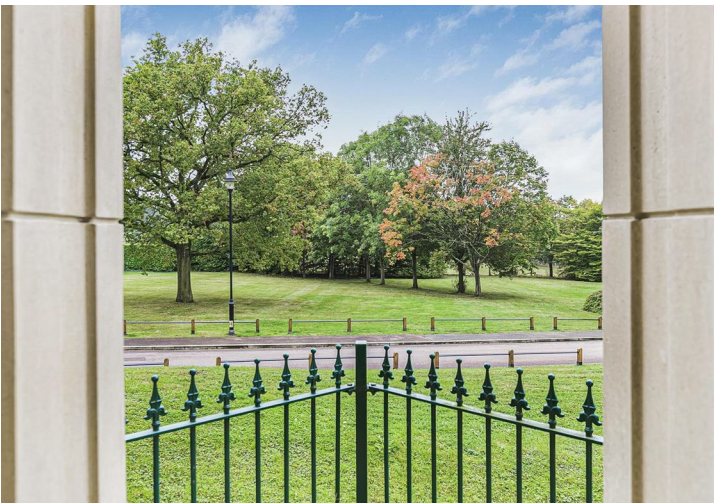
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

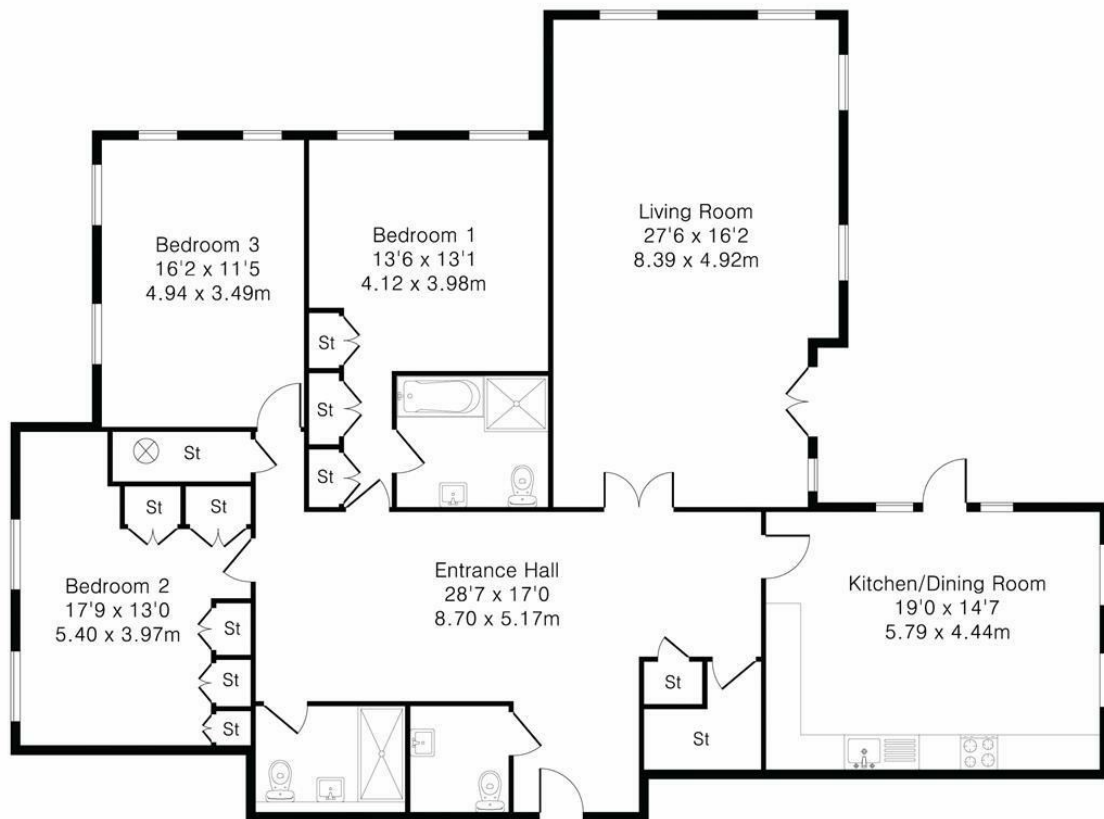
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







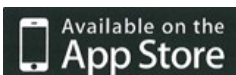
**Approximate Gross Internal Area 1909 sq ft - 177 sq m**



Ground Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	76
(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	