



EAGLE COURT



**PRESTIGE & VILLAGE**  
UK's finest properties

NEWLANDS AVENUE, RADLETT, WD7 8EL



Nestled in Radlett's prestigious Newlands Avenue, this remarkable 7-bedroom family home epitomises luxury. Meticulously crafted, it blends contemporary elegance with timeless charm, offering an opulent space for lavish entertaining and refined living. A gated driveway leads to a grand entrance, where interiors exude understated refinement, marrying classical inspiration with modernity. State-of-the-art lighting, audiovisual systems, and security technology enhance the ambiance. The ground floor features a tastefully designed kitchen, dining area, living room, dining room, TV room, study, and guest WC, all flowing seamlessly onto a terrace overlooking the garden. The lower ground floor boasts a luxurious leisure complex with a gym, swimming pool, sauna, utility room, and plush cinema room. On the first floor, the principal suite dazzles with vaulted ceilings, terrace access, and his-and-hers bathrooms. Three additional bedrooms with en-suites offer comfort, while the second floor presents two bedrooms with terrace access and a family bathroom. A separate guest/staff studio apartment with a private entrance adds flexibility.





- Premier Private Road - Newlands Avenue
- Imposing 7 Bedroom Detached House
- Architecturally spectacular, spread over three floors
- Stunning Indoor Swimming Pool
- Gym
- Sauna
- Cinema Room
- Guest / Staff Studio
- Beautifully Landscaped Private Gardens
- Gated Driveway





## GROUND FLOOR

### ENTRANCE HALL

32'5" x 19'11" (9.88m x 6.07m)

### RECEPTION ROOM

22'6" x 19'11" (6.86m x 6.07m)

### RECEPTION ROOM

24'5" x 15'8" (7.44m x 4.78m)

### KITCHEN / BREAKFAST ROOM

25'10" x 15'8" (7.87m x 4.78m)

### DINING ROOM

### STUDY

15'9" x 14'1" (4.80m x 4.29m)

## LOWER GROUND FLOOR

### SWIMMING POOL

53'1" x 24'0" (16.18 x 7.32)

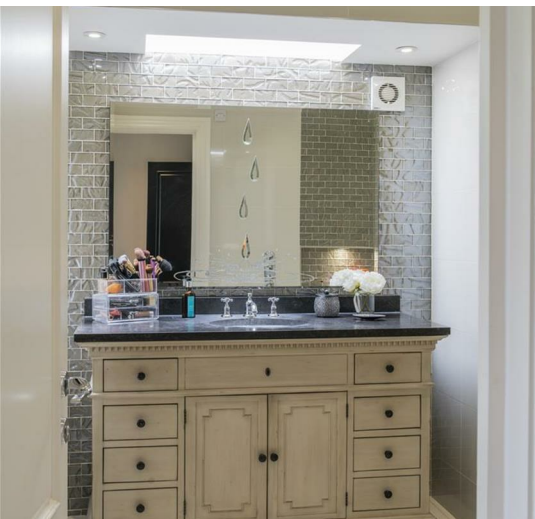
### UTILITY ROOM

12'7" x 9'1" (3.84 x 2.77)

### SAUNA

### GYM

15'10" x 11'5" (4.83 x 3.48)



CINEMA

18'6" x 15'8" (5.66 x 4.80)

HALLWAY

16'10" x 8'5" (5.13m x 2.57m)

STORE

15'9" x 7'1" (4.80m x 2.16m)

UTILITY

27'6" x 6'11" (8.38m x 2.11m)

INNER HALLWAY

10'10" x 7'6" (3.30m x 2.29m)

W/C GUEST CLOAKROOM

STUDIO - GROUND FLOOR

KITCHEN

10'2" x 6'7" (3.10 x 2.01)

GARAGE

31'5" x 10'3" (9.58m x 3.12m)

STUDIO - FIRST FLOOR

RECEPTION / BEDROOM

31'8" x 9'4" (9.65m x 2.84m)

STUDIO - EN-SUITE

FIRST FLOOR

PRINCIPLE BEDROOM

19'10" x 19'4" (6.05m x 5.89m)

PRINCIPLE BEDROOM - EN-SUITE

PRINCIPLE BEDROOM - SECOND EN-SUITE

PRINCIPLE BEDROOM - DRESSING ROOM

15'9" x 10'7" (4.80m x 3.23m)

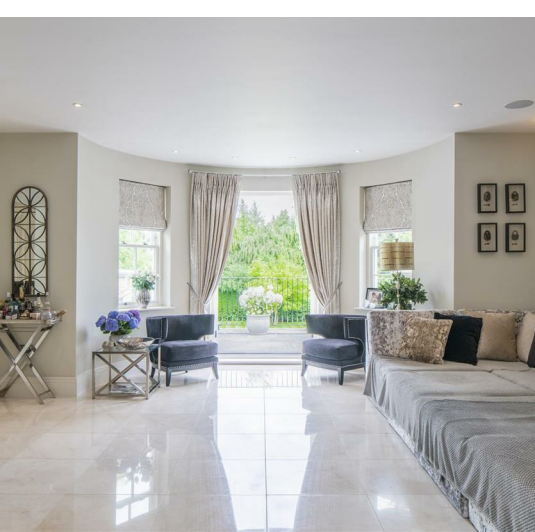




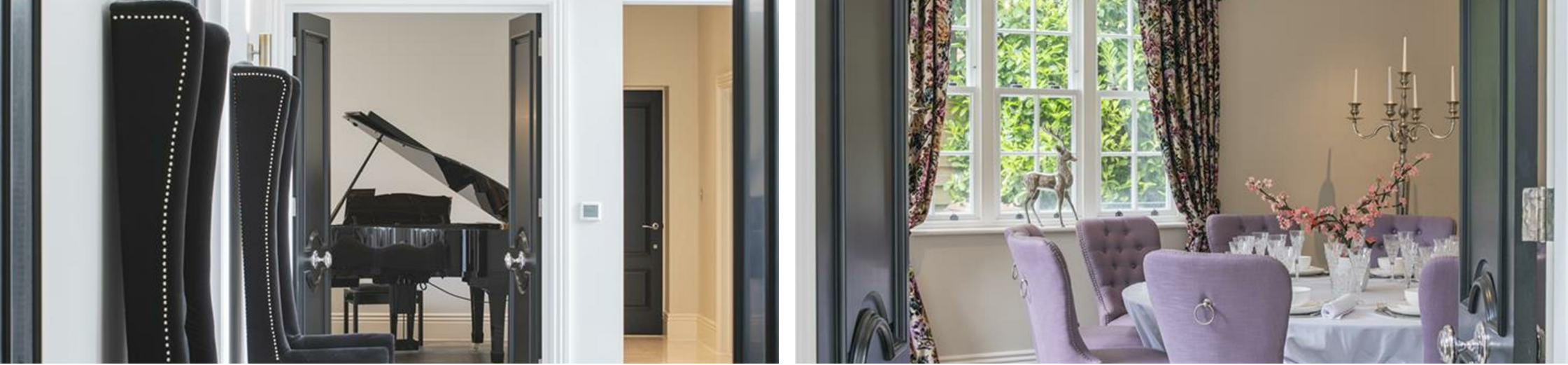
- PRINCIPLE BEDROOM - TERRACE  
14'6" x 6'2" (4.42 x 1.88)
- BEDROOM 2  
20'0" x 15'9" (6.10m x 4.80m)
- BEDROOM 2 - EN-SUITE
- BEDROOM 2 -DRESSING ROOM
- BEDROOM 3  
15'9" x 13'3" (4.80m x 4.04m)
- BEDROOM 3  
15'9" x 13'3" (4.80m x 4.04m)
- BEDROOM 3 - EN-SUITE
- BEDROOM 4  
15'8" x 15" (4.78m x 4.57m)
- BEDROOM 4 - EN-SUITE
- SECOND FLOOR
- BEDROOM 5  
18'7" x 10'2" (5.66m x 3.10m)
- BEDROOM 5 - EN-SUITE
- BEDROOM 6  
18'5" x 10'1" (5.61m x 3.07m)
- STORE  
10'2" x 8'2" (3.10 x 2.49)
- EAVES STORAGE
- GARDENS
- REAR GARDEN  
129'3" x 72'9" (39.40m x 22.17m)
- GARDEN SHED
- FRONT PATIO  
80" x 46'5" (24.38m x 14.15m)



The ground floor showcases a tastefully designed kitchen with bespoke units and a dining area, seamlessly flowing onto a terrace overlooking the expansive garden. Additionally, a living room, dining room, TV room, study, and guest WC provide versatile living spaces. Descending to the lower ground floor reveals a luxurious leisure complex featuring a gym, swimming pool, sauna, and utility room, complemented by a plush cinema room.







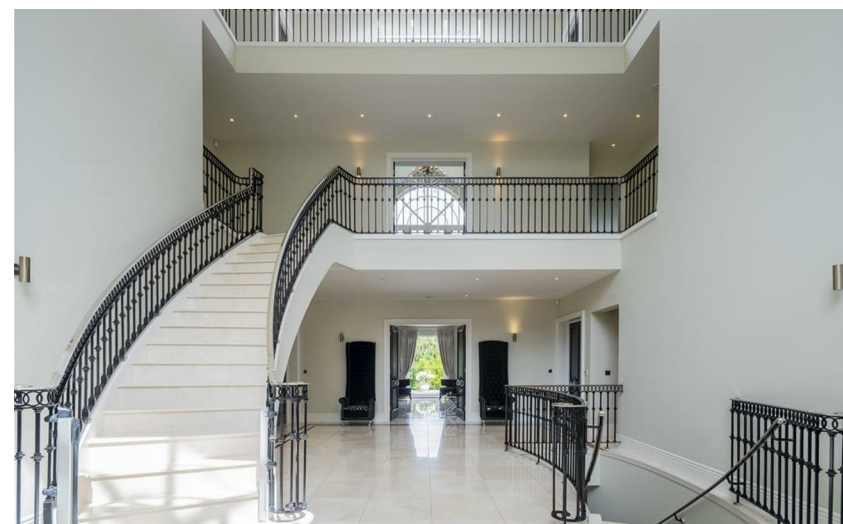
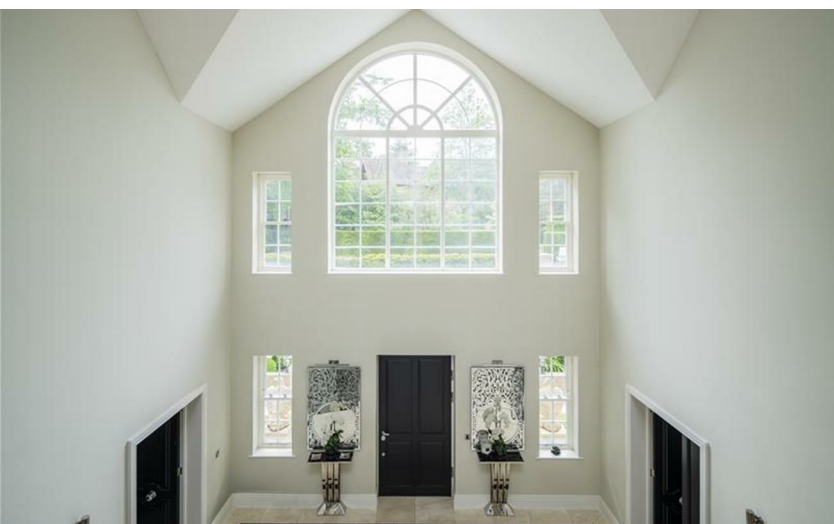
Ascending to the first floor, the principal suite beckons with its vaulted ceilings, terrace access, and his-and-hers bathrooms and dressing area. Three additional bedrooms with en-suites offer comfort and style.

The second floor presents two bedrooms with access to a wraparound terrace and a family bathroom. A separate guest/staff studio apartment with a private entrance adds further flexibility.

To fully appreciate the potential of this exceptional property, it must be seen in person. Schedule a viewing to experience the beautiful grounds and features first-hand.



A tranquil, highly desirable private premier road, in close proximity to the excellent amenities of Radlett High Street's many shops, restaurants, places of worships. Radlett Station, offers a fast service into London St Pancras in less than 25 minutes. Easy access to M1, A1(M) & M25. Radlett is served by a number of outstanding schools including Haberdashers Aske's for boys & girls, Aldenham school, Yavneh College & Radlett Prep



## Hertsmere Band H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
101-120	A	87	101-120	A	88
81-100	B		81-100	B	
61-80	C		61-80	C	
41-60	D		41-60	D	
21-40	E		21-40	E	
1-20	F		1-20	F	
1-20	G		1-20	G	
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small>		

# Newlands Avenue, WD7 8EL



**Second Floor**  
 Approximate Floor Area  
 1391.06 sq. ft  
 (129.20 sq.m)



**First Floor**  
 Approximate Floor Area  
 2558.58 sq. ft  
 (237.70 sq.m)



**Lower Ground Floor**  
 Approximate Floor Area  
 2545.66 sq. ft  
 (236.50 sq.m)



**Ground Floor**  
 Approximate Floor Area  
 3064.70 sq. ft  
 (284.72 sq.m)



Approximate Gross Internal Area = 888.12 sq m / 9560.0 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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