



£3,000,000

NEWLANDS AVENUE, RADLETT, WD7 8EJ



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UK's finest properties



NEWLANDS AVENUE RADLETT - PRIME LOCATION - PREMIER AVENUE
 ****PLANNING PERMISSION has been APPROVED****

Nestled in the prestigious Newlands Avenue, Radlett, this exceptional property presents a unique opportunity for discerning buyers seeking to create their dream home. The current detached house features three spacious reception rooms, six well-appointed bedrooms, and three bathrooms, providing ample space for family living.

What truly sets this property apart is the approved planning permission for the demolition of the existing dwelling and the construction of a magnificent new residence. Envision a luxurious home spanning nearly 9,000 square feet across four levels, from the roof to the basement. This proposed design promises to impress with its grandeur and sophistication, featuring a games room, gym, and cinema room, ensuring endless entertainment and relaxation.

The plot itself boasts an exceptional rear garden, perfect for outdoor gatherings or tranquil moments, alongside a generous front garden and driveway that enhances the property's curb appeal. Located in one of Radlett's most sought-after avenues, this is a rare chance to invest in a prime location that combines luxury living with the charm of a vibrant community.





- PLANNING PERMISSION has been APPROVED for almost 9000 Sq.Ft of luxury living
- NEWLANDS AVENUE - EXCLUSIVE PRIVATE ROAD
- Stunning Garden - Currently approx' 117m (384ft) (Full plot length approx' 143m (469ft))
- OVER 0.31 ACRE PLOT
- Sought after location, within easy walking distance to Radlett Thameslink train station
- Approved Planning Permission for construction of a detached 6 bedroom dwelling over 4 floors
- CHAINFREE







APPROVED PLANNING PERMISSION FOR 9000 SQ.FT

BASEMENT

Internal wall to Internal wall: 2275.49 SQ FT (211.4 MSQ)

GROUND FLOOR

Internal wall to Internal wall: 2383.13 SQ FT (221.4 MSQ)

FIRST FLOOR

Internal wall to Internal wall: 2432.64 SQ FT (226 MSQ)

SECOND FLOOR

Internal wall to Internal wall: 1685.63 SQ FT (156.6 MSQ)

EXISTING PROPERTY CONSISTS OF:

GARAGE (STORAGE)

8'11" x 7'6" (2.74m x 2.31m)

DINING ROOM

15'10" x 8'11" (4.85m x 2.72m)



KITCHEN

17'3" x 10'4" (5.26m x 3.15m)

UTILITY

10'9" x 4'11" (3.28 x 1.50)

LOUNGE

30'10" x 24'8" (9.40 x 7.52)

FIRST FLOOR

MASTER BEDROOM

16'0" x 12'0" (4.88m x 3.66m)

EN-SUITE - MASTER BEDROOM

11'5" x 8'8" (3.49 x 2.65)

DRESSING ROOM - MASTER BEDROOM

8'2" x 4'10" (2.49 x 1.48)

BEDROOM 2

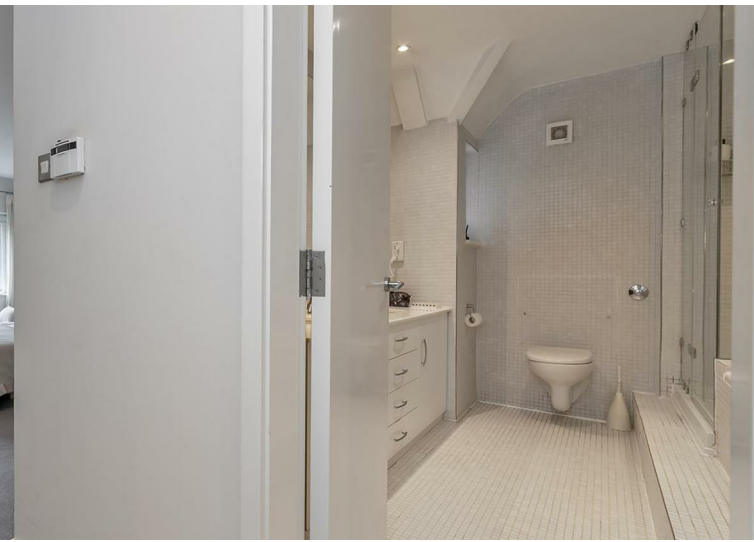
14'3" x 12'1" (4.35m x 3.69m)

BEDROOM 3

12'2" x 10'9" (3.71m x 3.30m)

BEDROOM 4

12'1" x 9'0" (3.69 x 2.75)





EN-SUITE - BEDROOM
13'1" 7'8" x 5'1" (4 2.34m x 1.55m)

BEDROOM 5
12'1" x 10'9" (3.69 x 3.28)

FAMILY BATHROOM
9'3" x 8'11" (2.82 x 2.72)

SECOND FLOOR

GAMES ROOM / PLAY ROOM
27'4" x 17'6" (8.35 x 5.35)

CLOAKROOM
6'11" x 3'0" (2.11 x 0.92)

OUTSIDE

REAR GARDEN
Currently approx' 117m (384ft)
Full plot length approx' 143m (469ft)

DRIVEWAY
The generous driveway offers parking for several vehicles

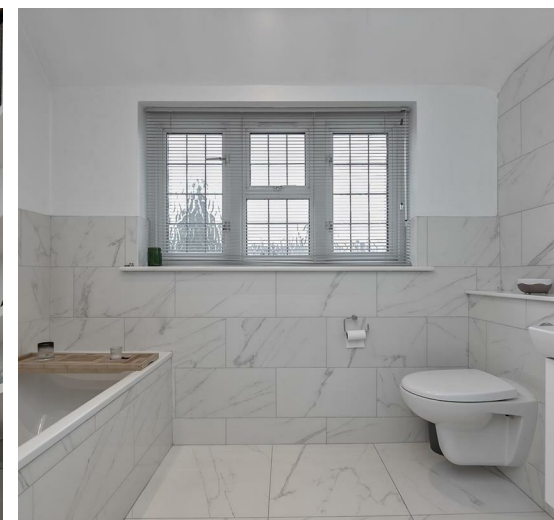




A five-bedroom detached family home. Nestled in one of Radlett's finest roads, set on almost half an acre, with extensive country views as a backdrop.

Located in a tranquil area near Radlett High Street, this property provides easy access to excellent amenities. Radlett station offers a swift commute to London St Pancras in approximately 25 minutes.





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.



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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



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Hertsmere
Band H

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
101-111	A			101-111	A		
81-100	B			112-120	B		
61-80	C			121-130	C		
41-60	D			131-140	D		
21-40	E			141-150	E		
1-20	F			151-160	F		
	G			161-170	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



First Floor
Approximate Floor Area
1316.42 sq. ft
(122.30 sq.m)



Ground Floor
Approximate Floor Area
1553.23 sq. ft
(144.30 sq.m)



Second Floor
Approximate Floor Area
499.44 sq. ft
(46.40 sq.m)

Approximate Gross Internal Area = 313.0 sq m / 3369.09 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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