



PRESTIGE & VILLAGE

UK's finest properties

£925,000

6 WATFORD ROAD, RADLETT, , WD7 8LD



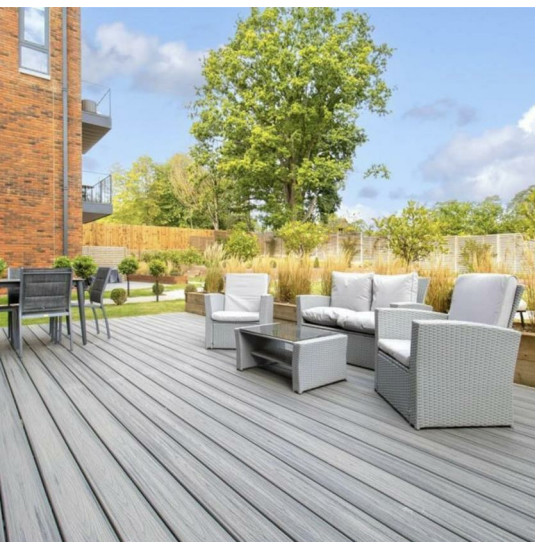
Prestige & Village are delighted to present this beautifully appointed 2 bedroom, 2-bathroom ground floor apartment, located within an exclusive gated development of just 10 apartments.

Immaculately presented throughout, the apartment features a luxurious and contemporary interior, thoughtfully designed for modern living. Highlights include an expansive open-plan living and dining area—perfect for entertaining—complete with a fully integrated Hacker kitchen and a separate utility room.

Both double bedrooms benefit from stylish en-suite bathrooms, while underfloor heating runs throughout the property for year-round comfort. A private decked terrace provides tranquil views over the landscaped communal gardens, offering a serene outdoor retreat.

Further benefits include secure underground parking for two vehicles and a prime location just a short walk from Radlett's vibrant High Street, home to a variety of boutiques, cafes, and restaurants. Radlett Mainline Station (Thameslink) is also within walking distance, offering direct access to London St Pancras in just 25 minutes.

Early viewing is highly recommended to fully appreciate this exceptional home.





- Beautifully maintained and finished to an exceptional standard throughout
- Two generously sized double bedrooms, each with en-suite facilities
- Stylish and modern bathrooms, both privately attached to bedrooms
- Comfortable living with underfloor heating across the entire apartment
- Private outdoor space with a decked terrace ideal for relaxing or entertaining
- Conveniently located on the ground floor for easy access
- Enjoy tranquil views of the professionally landscaped communal gardens
- Separate utility room
- Secure underground parking for 2 cars.
- Part of an exclusive gated community of just 10 luxury apartments





LIFESTYLE ROOM/KITCHEN

26'0" x 20'10" (7.92m x 6.35m)

UTILITY ROOM

GUEST CLOAKROOM

BEDROOM 1

18'0" x 12'7" (5.49m x 3.84m)

BEDROOM 1 - ENSUITE

BEDROOM 2

15'7" x 10'0" (4.77m x 3.05m)

BEDROOM 2 - ENSUITE

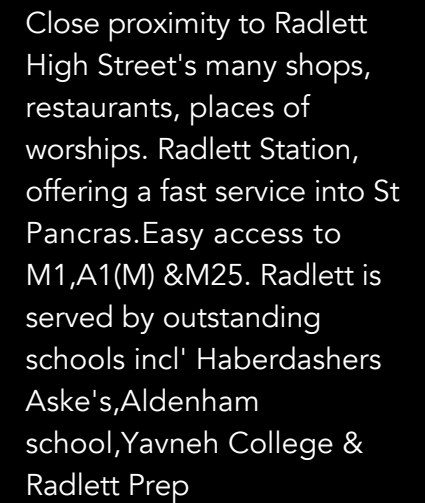
PATIO

28'3" x 13'4" (8.61m x 4.06m)



The floor plan shows a house with the following layout and dimensions:

- PATIO:** 28'3" x 13'4" (8.62m x 4.06m)
- LIFESTYLE ROOM/KITCHEN:** 26'0" x 20'10" (7.92m x 6.35m). Includes a kitchen area with a sink and stove, and a living area with a fireplace and a patterned rug.
- BEDROOM 2:** 15'8" x 10'0" (4.77m x 3.04m). Includes a wardrobe and storage area.
- BEDROOM 1:** 18'0" x 12'7" (5.49m x 3.83m). Includes a wardrobe.
- BATHROOMS:** Includes an **ENSUITE** for Bedroom 2, a **WC** (toilet), and an **ENSUITE** for Bedroom 1.
- UTILITY ROOM:** Located near Bedroom 1.
- HALLWAY:** Central hallway connecting the rooms.



Energy Efficiency Rating

Class	Current	Potential
A	94-100	94-100
B	81-93	81-93
C	69-80	69-80
D	55-68	55-68
E	39-54	39-54
F	13-38	13-38
G	1-12	1-12

Very energy efficient - lower running costs

Environmental Impact (CO2) Rating

Class	Current	Potential
A	10-49	10-49
B	50-99	50-99
C	100-149	100-149
D	150-199	150-199
E	200-249	200-249
F	250-299	250-299
G	300-350	300-350

Very environmentally friendly - lower CO2 emissions

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.



PRESTIGE & VILLAGE

UK's finest properties

PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK