SUSMANS
ESTATES

# 32 Gills Hill, Radlett, WD7 8BT

Asking Price £825,000 Leasehold

# 32 Gills Hill, Radlett, WD7 8BT

Set within a gated development in a quiet location on Gills Hill, close to Phillimore Recreation Ground and within easy walking distance of Radlett village centre, is this spacious two-bedroom top-floor apartment extending to approximately 1,400 sq ft.

The accommodation comprises an entrance hall, well-appointed kitchen and an impressive 28ft dual-aspect reception room with two sets of double doors opening onto a private roof terrace.

The master bedroom benefits from an en-suite shower room and a particularly large dressing area, while the second double bedroom has fitted wardrobes and a fitted desk and is served by a spacious family bathroom.

The apartment offers excellent storage, including boarded loft space, a large airing cupboard and two additional storage cupboards. Air conditioning is provided to both the reception room and master bedroom.

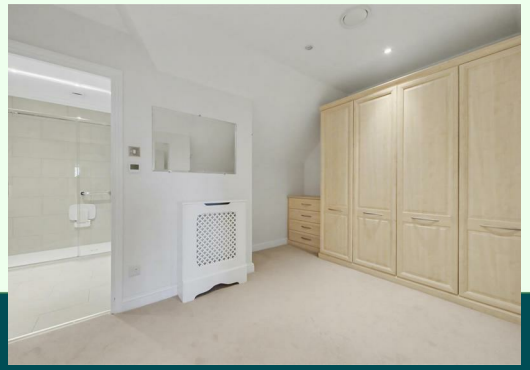
The property is accessed by lift and benefits from a garage with electric door, an allocated parking space and well-maintained communal gardens, with the development approached through secure electric gates.

Radlett High Street and mainline station are within easy walking distance, providing a good selection of shops, cafés and restaurants together with Thameslink services into London St Pancras International.

With approximately 1,400 sq ft of accommodation, a private roof terrace, lift access, garage and parking, the apartment is particularly well suited to anyone looking to downsize while retaining excellent living space.

The property is offered for sale chain free.

▪ Spacious two-bedroom top-floor apartment extending to approximately 1,400 sq ft ▪ Quiet gated development close to Phillimore Recreation Ground ▪ Impressive 28ft dual-aspect reception room ▪ Private roof terrace ▪ Master bedroom with en-suite shower room and large dressing area ▪ Air conditioning to reception room and master bedroom ▪ Lift access, private garage and allocated parking space ▪ Chain free and within easy walking distance of Radlett High Street and station ▪ Service charge approx £400 per month 2026/7



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

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

1399 sq.ft. (130.0 sq.m.) approx.

TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

*Radlett Estate Agents Limited trading as Susmans Estates.*
*Registered Office: First Floor, Radius House, Watford, Hertfordshire WD17 1HP.*
*Registered in England & Wales No.5579487*

*Ref:*

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EPC Rating B