

Watford Road, Radlett
£1,750,000 (Leasehold)



Built in 2020 by Heronslea is this Luxury 3 Bedroom, 2 en-suite bathrooms top floor apartment with direct access onto its sole use of a private large roof terrace. The apartment has been well maintained and upgraded by its present owners to a high standard.

Leading off the spacious hallway is access to a well designed fully fitted contemporary German kitchen with Miele and Siemens integrated appliances. The living area is bright and airy with direct access leading onto its own private terrace. Further benefits include under floor heating and air conditioning. There is also a separate utility room and a fabulous guest cloak room.

The principle bedroom includes a beautiful bespoke en-suite bathroom and plenty of wardrobes, and benefits from having air conditioning. The second bedroom also has a bespoke en-suite bathroom and plenty fitted wardrobes. There is a further third bedroom or study all with under floor heating.

The building itself features interior designed communal areas, lift to all floors, landscaped communal grounds and private underground parking with designated parking for 2 vehicles. There is also a large secure storage room.

12 Watford Road is located within close proximity of Radlett's Village with its excellent shopping and transport facilities this superb development concentrates on cutting edge design, attention to detail and spacious & well planned apartment, creating easy living accommodation.

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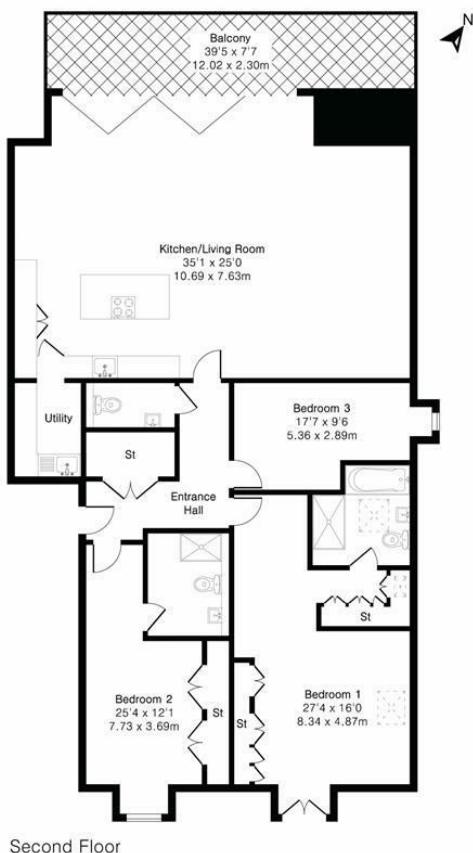
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approximate Gross Internal Area 1983 sq ft - 184 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	