



**SUSMANS**  
ESTATES

Hillside House, The Drive, Radlett, WD7 7DA

Asking Price £1,295,000 Leasehold - Share of Freehold

## Hillside House, The Drive, Radlett, WD7 7DA

Set on the ground floor of this modern apartment building is a quite exceptional two double bedroom apartment, one of an exclusive handful within the development, and one of only two to enjoy the considerable distinction of a private terrace and gardens.

Delivered by the multi award-winning developers Griggs, the finish throughout is meticulous: clean lines, considered materials, and a specification that leaves little to be desired. The apartment faces predominantly west, ensuring it is bathed in natural light across the course of the day, a quality that is immediately apparent on arrival and consistently appreciated thereafter.

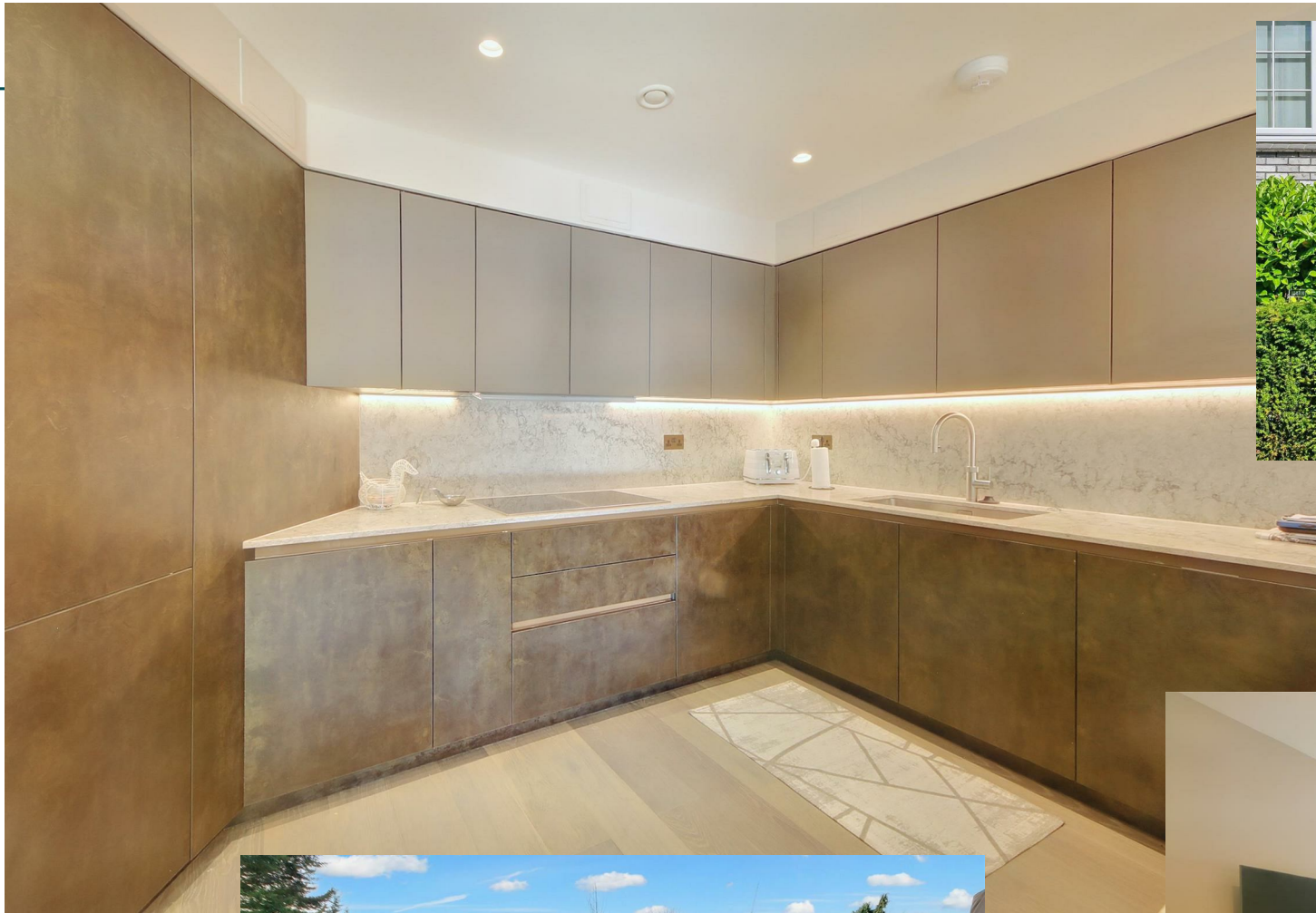
The accommodation comprises two generously proportioned double bedrooms, two bathrooms, one of which is en suite along with well-planned living and kitchen spaces that flow naturally onto the private outdoor areas. The terrace and gardens, it should be noted, are larger than the floor plan would suggest, and lend the apartment a genuine sense of space and connection to the outdoors.

Practical considerations are equally well served: two gated, secure underground parking spaces, a lift, and a dedicated storage room combine to make day-to-day living effortlessly convenient., as well as modern light fittings, with a fully fitted and integrated kitchen along with air conditioning throughout. Making this a modern day, future proofed for todays living.

Located with a 10 minute walk of the high street, the village offers an appealing array of independent restaurants, delicatessens and boutiques, and is home to the Radlett Centre; a well-regarded theatre and library with a modern auditorium presenting a varied programme of touring drama, musicals, comedy throughout the year. The Thameslink station places Kings Cross ( St.Pancras) within 30 minutes and connects to the Jubilee Line at West Hampstead in 25 minutes.

- Professionally designed RotPunkt kitchens with Caesarstone worktops and integrated Miele appliances
- Quooker 3 in 1 Hot Tap & Fitted wardrobes to bedrooms one and two
- Control 4 & KNX Home automation including touchscreen panel, intelligent lighting, heating, cooling and audio entertainment system.
- Air Conditioning to principal rooms
- Secure basement parking (2 cars per apartment)
- 8 Year Premier Guarantee
- Council Tax Band TBA/ Epc tba
- Service charge £1900 half yearly/ No ground rent/ share of freehold





**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.

## VIEWING

Strictly by appointment with Susmans Estates

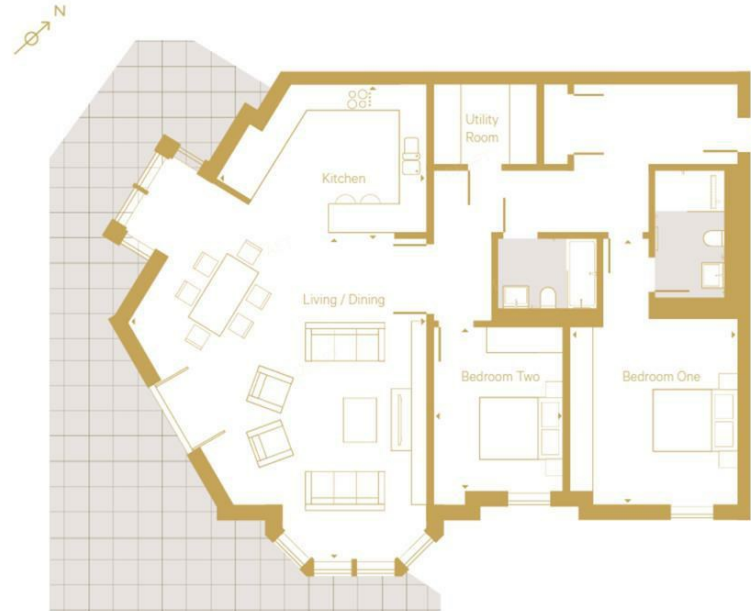
Tel: 01923 859444

### Plot 01

139 m<sup>2</sup>, 1,497 ft<sup>2</sup>

#### Ground Floor, Two Bedrooms

	m		ft	
Kitchen	5.06	3.73	16' 6"	12' 2"
Living / Dining	7.17	7.72	23' 5"	25' 3"
Bedroom One	4.06	6.42	13' 3"	21' 0"
Bedroom Two	3.11	3.94	10' 2"	12' 9"



The garden is in addition to the patio and is NOT noted on plan

Email: [office@susmansestates.com](mailto:office@susmansestates.com)

Website: [susmansestates.com](http://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:

#### IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating

299 Watling Street, Radlett, WD7 7LA

**01923 859444**

[susmansestates.com](http://susmansestates.com)

**SUSMANS**  
ESTATES