



THE CUBE

The Warren, Radlett, Hertfordshire



AN AMAZING CONTEMPORARY HOUSE IN A PRIME LOCATION WITH EXCELLENT LEISURE FACILITIES

Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Snug | Secondary kitchen | Office
Utility room | Boot room | Lift | Cinema room | Games room

Principal bedroom with en suite dressing room and bathroom | Five further bedroom suites
First floor office/bedroom six with en suite shower room

Swimming pool and spa with changing rooms | Gym | Store rooms

Terraces | Spectacular gardens with outstanding views | Tennis court | In and out drive with ample parking | Double garage

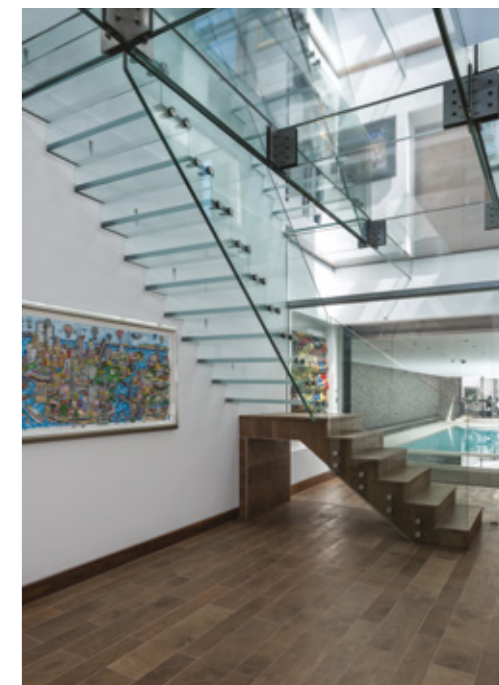
In all about 0.67 acres

Distances: St Albans 4 miles, Watford 5 miles, London St Pancras 16 miles (from 29 minutes by train from Radlett)
Luton Airport 17 miles, Heathrow Airport 25 miles, M25 (Junction 22) 4 miles
(All distances and times are approximate)



THE CUBE

A magnificent residence of extraordinary scale and design, this outstanding six bedroom detached home offers around 13,712 sq ft of refined living space, set discreetly behind private gates in one of the area's most exclusive addresses. The Cube was built in 2015 by the current owner and the property showcases outstanding modern architecture and design with cutting-edge interiors and precision craftsmanship throughout. Entered through an impressive double front door, light pours through the centre of the house, with its glass staircases and floors – the principal rooms offer excellent formal and family accommodation, with the large kitchen/breakfast room being an Eggersmann stone kitchen, with 2m wide Sub Zero fridge freezer and Gaggenau appliances including a steam oven, oven, coffee machine, microwave, plate warmer and additional fridge.







The bedroom accommodation is well laid out and extensive, with every bedroom having en suite facilities and the principal bedroom a large dressing room.

The lower ground floor is designed for entertaining and wellness with a cinema room, bar/games room, gym, and wonderful indoor swimming pool, all with sliding glass doors creating an amazing inside/outside space from the games room, swimming pool room and gym. A lift connects all floors and the home also benefits from full air conditioning, and a Control4 smart home system throughout.

The landscaped, terraced garden offers fabulous outside family and entertaining space and the house is one of the few homes in the area to have a tennis court and enjoy countryside views to the rear.





SITUATION

The Cube is situated in one of Hertfordshire's most desirable villages within walking distance of the excellent amenities of Radlett High Street, with its many shops, restaurants, places of worship and Radlett mainline station, which provides a fast service into London St Pancras in under half an hour. The house is also within easy access to the M1, A1(M) and M25 and the area is also well served by several outstanding schools, including Haberdashers (Boys and Girls), Aldenham school, Yavneh College, Radlett Prep, North London Collegiate, St Albans Boys and Girls School, Manor Lodge and Edge Grove School.

PROPERTY INFORMATION

Council Tax: Band H

EPC: Rating B

Local authority: Hertsmere Borough Council: 020 8207 2277

Services: Mains water, gas, electricity and drainage. Under floor heating and air conditioning throughout.

Tenure: Freehold

What3words: ///others.then.lamps

TECHNICAL SPECIFICATION

Tiles are from Porcelanosa

Kitchen: Eggersmann – stone kitchen

2m wide fridge freezer Sub-zero

Appliances: Gaggenau – stem oven, regular oven, coffee machine, microwave, plate warmer, additional fridge

Contro4 smart home system throughout





Lower Ground Floor

Approximate Gross Internal Area = 13712 sq ft - 1273 sq m (Including Garage)

Basement Area 848 sq ft - 79 sq m

Lower Ground Floor Area 5506 sq ft - 511 sq m

Ground Floor Area 3477 sq ft - 323 sq m

First Floor Area 2879 sq ft - 267 sq m

Top Floor Area 1002 sq ft - 93 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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