

SUSMANS
ESTATES

Hillside House, The Drive, Radlett, WD7 7DA

Guide Price £1,245,000 Leasehold - Share of Freehold

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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.

**** Complete chain in place *****

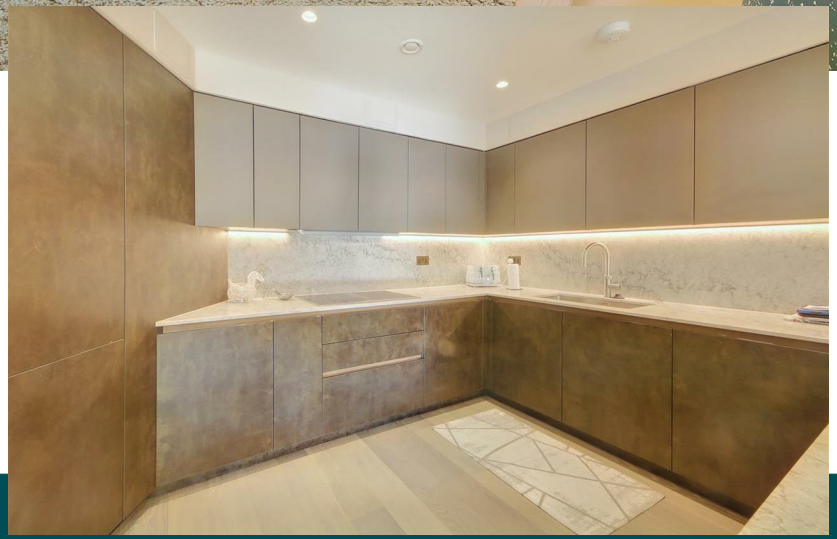
▪ Professionally designed RotPunkt kitchens with Caesarstone worktops and integrated Miele appliances ▪ Quooker 3 in 1 Hot Tap & Fitted wardrobes to bedrooms one and two ▪ Control 4 & KNX Home automation including touchscreen panel, intelligent lighting, heating, cooling and audio entertainment system. ▪ 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






HILLSIDE
HOUSE





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

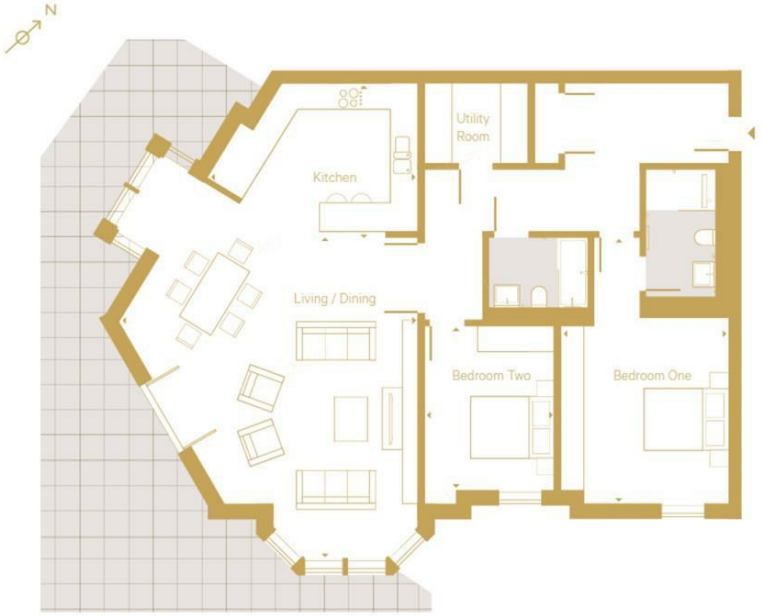
Plot 01

139 m², 1,497 ft²

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

VIEWING
Strictly by appointment with Susmans Estates

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EPC Rating