

**Watford Road, Radlett**  
**£3,500,000 (Freehold)**



Nestled on the desirable Watford Road in Radlett, this impressive property presents a unique opportunity for investors.

The property sits on an 0.51 acres and boasts full planning permission to demolish the existing house and construct eight modern three-bedroom flats ranging from 1661 to 2014sqft. The development will also have communal gardens and under ground parking for 16 cars making it an attractive prospect for those looking to develop in a sought-after area.

The location is ideal, providing easy access to local amenities, schools, and transport links, ensuring that residents can enjoy the best of both suburban tranquillity and urban convenience. With its spacious layout and potential for redevelopment, this property is a rare find in Radlett, appealing to a wide range of buyers.

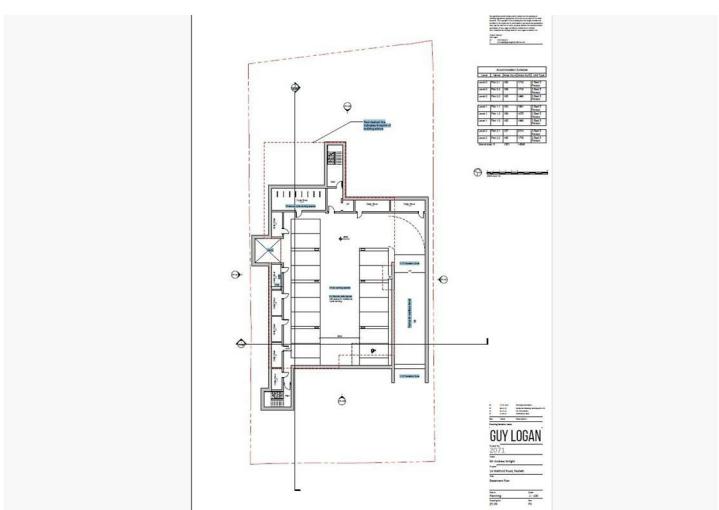
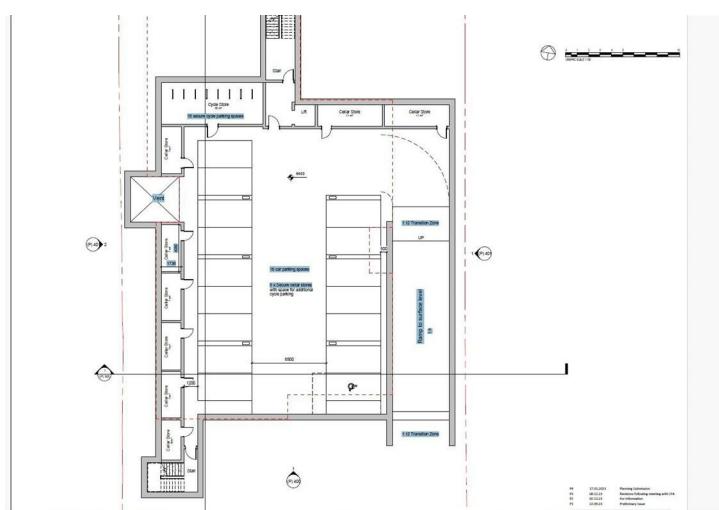
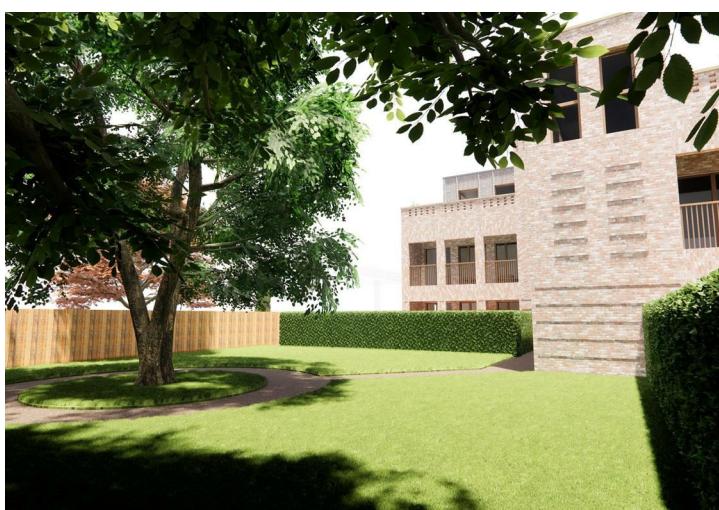
GDV of circa £13.5m.

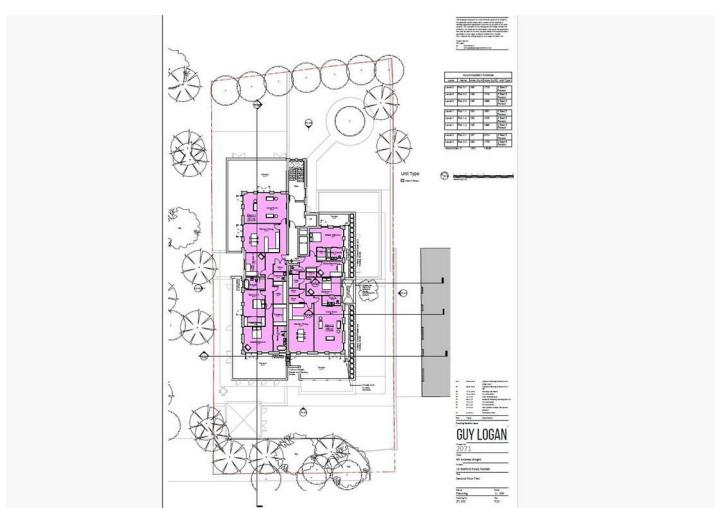
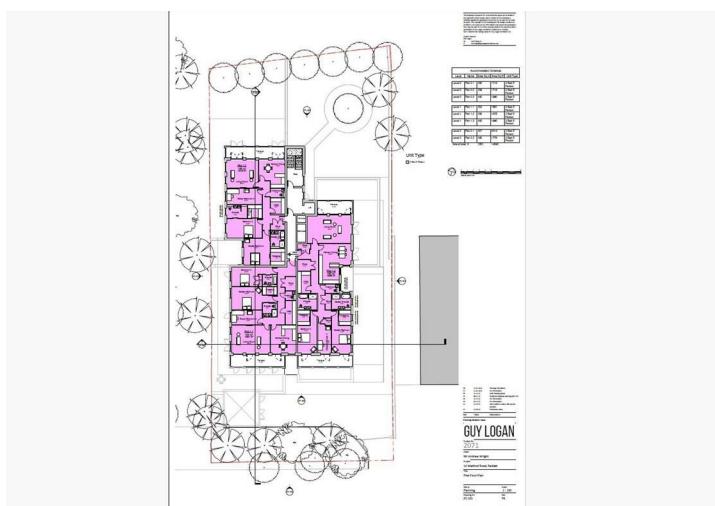
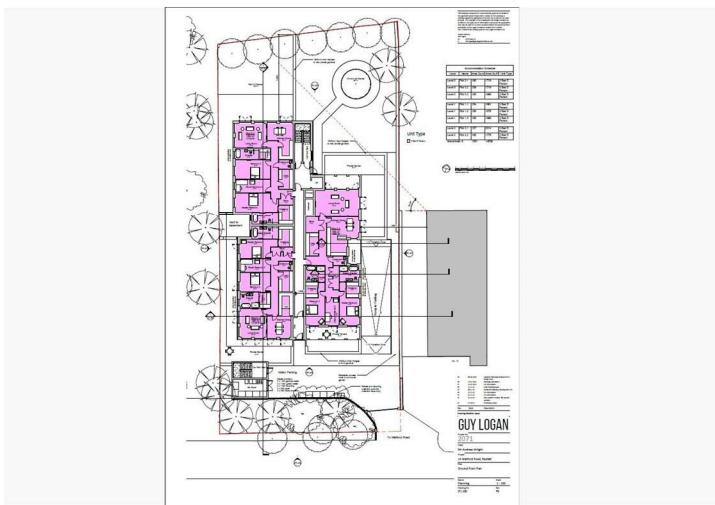
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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







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