

High Firs, Radlett

£1,700,000 (Leasehold - Share of Freehold)

VILLAGE
ESTATES



LAST REMAINING UNIT

Elegance and comfort....Situated on the finest apartment site in Radlett, 400 meters from the station platform', built by Griggs with the benefit of a 12 year structural guarantee. Pleasing contemporary architecture in a uniquely tranquil setting is this newly built 3 bedroom duplex penthouse atop 'High Firs This wonderfully refurbished apartment building with new lifts, secure underground parking and ample visitors parking, and set in newly landscaped grounds of approximately 2 acres. Close to all local amenities, yet quiet and secluded in a mature residential road. This last remaining penthouse (of four) has been uniquely designed and will have bespoke interior fittings to suit the most discerning of purchasers.

The penthouse features generous room sizes and a modern layout including impressive entertaining space, balconies and a sun terrace with far reaching tree top views.

The construction specification and finishes have been very purposely designed to create comfortable yet stylish homes.

The south block shared lifts take you to the fourth floor. The penthouse on this level comprises large entrance hall, 28' living/dining room with two bifold doors onto the balcony, bespoke fitted kitchen, double bedroom with en-suite shower room, 3rd bedroom/study and a family bathroom.

A crafted well illuminated staircase - and an internal exclusive high quality floor-to-floor lift will link the lower and upper floors of the Duplex penthouse and be included in the high quality luxury specification.- leads to the upper level, where there is a sumptuous master suite comprising bedroom, dressing room and bathroom and access to the sun terrace.

There are two large underground parking spaces provided with the apartment, a basement storage option and well maintained communal gardens.

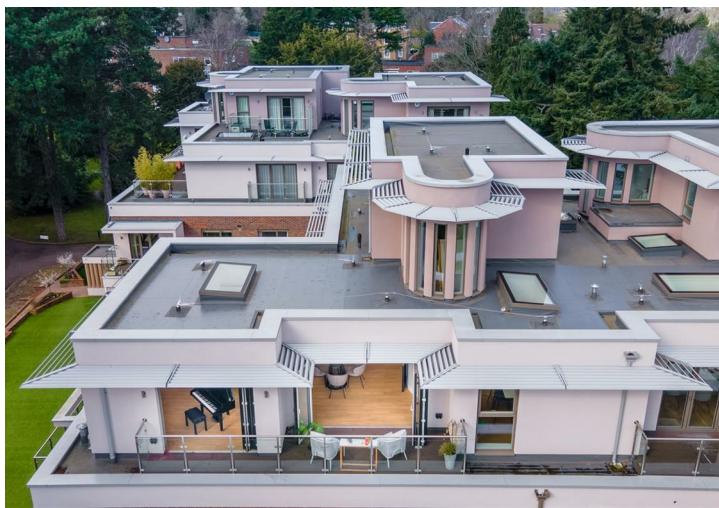
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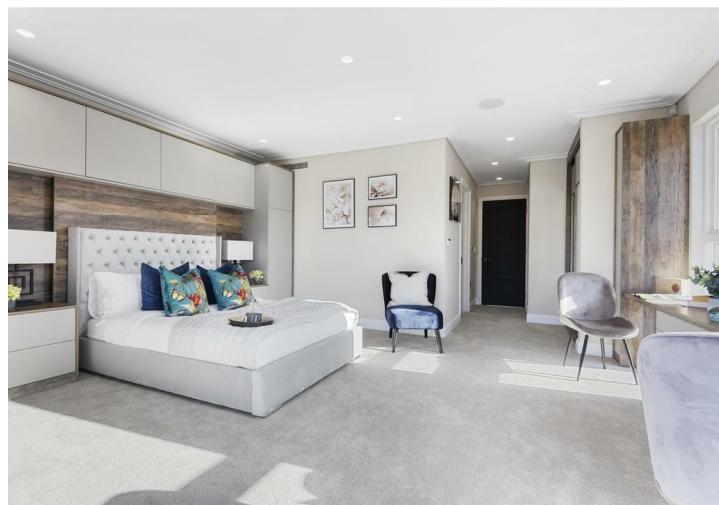
www.village-estates.co.uk



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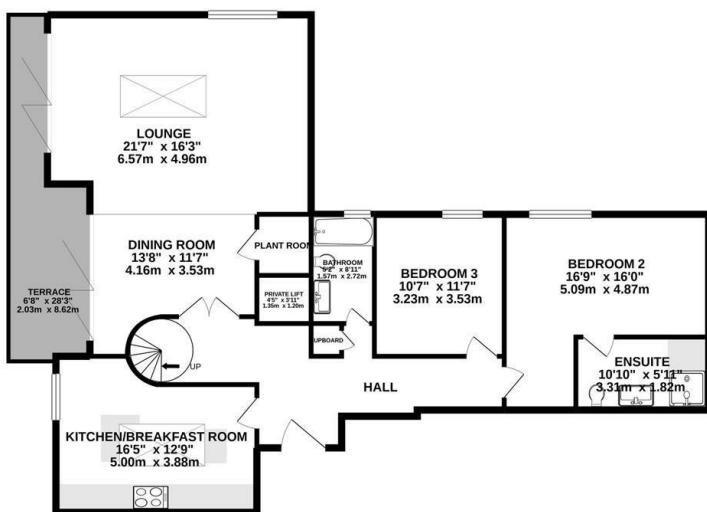
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



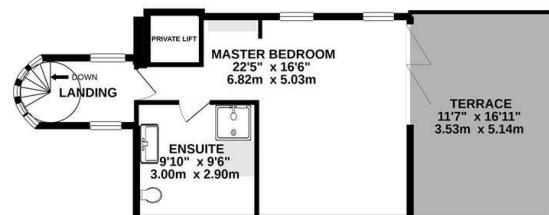




GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1824sq.ft. (169.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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