



THE AVENUE RADLETT WD7 7DJ

**FREEHOLD
OFFERS IN EXCESS OF £3,500,000
SUBJECT TO CONTRACT
SOLE AGENCY**

Located in The Avenue, Radlett one of the areas most prestigious roads, a wonderful south west facing DEVELOPMENT SITE of around 0.9 acres,. This is a rare chance to buy an exceptional development site with full planning permission to create three substantial detached houses.

The Avenue is a beautiful quiet tree lined well maintained private road and the house itself which sits on the plot was built in 1909.

Full planning permission has recently been granted for 'Demolition of existing dwelling and construction of 3 x detached two storey dwellings with additional accommodation at basement and loft level, attached garages, bin storage associated landscaping'. For more information, the Hertsmere Borough Council application number is : REF NO : 23/1569/FU.

The plans are for three substantial luxury detached houses - House 1: 5284 sq. ft including garage, House 2: 4229 sq. ft including garage, House 3: 4252 sq. ft including garage.

The site is a 10 minute walk to the shops and amenities of Radlett Village and Radlett Thameslink Station which is a 26-29 minute train ride to Kings Cross St Pancras International train stations.

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COUNCIL TAX BAND:

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- DEVELOPMENT SITE
- BEAUTIFUL TREE-LINED PRIVATE AVENUE
- FULL PP FOR THREE SUBSTANTIAL DETACHED HOUSES
- 30 MINUTE TRAIN RIDE TO KINGS CROSS ST PANCRAS
- EXCEPTIONAL DEVELOPMENT OPPORTUNITY
- ONE OF RADLETT'S MOST PRESTIGIOUS LOCATIONS
- 0.904 ACRE PLOT
- 10 MINUTE WALK TO RADLETT STATION
- SOUTH WEST FACING

DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

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