





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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Site Plan - as proposed
Scale 1:200 @ A1