



SUSMANS
ESTATES

32 Gills Hill, Radlett, WD7 8BT

Offers In The Region Of £882,500 Leasehold



Set within a prestigious gated development on one of Radlett's most sought-after roads, Gills Hill, is this outstanding two-bedroom penthouse apartment, ideally suited to those looking to downsize without compromise.

Approached via a welcoming entrance hall, the apartment extends to approximately 1,400 sq ft and has been finished to a high standard throughout. The accommodation comprises a well-appointed kitchen and an impressive 28ft dual-aspect reception room, flooded with natural light and opening via two sets of double doors onto a generous private roof terrace.

The principal bedroom features a contemporary en-suite shower room and walk-in wardrobe the size of a further room, while the second double bedroom benefits from fitted wardrobes and is served by a spacious family bathroom.

Further advantages include air conditioning, insect nets to all windows and doors, extensive storage including boarded loft space, a large airing cupboard and two additional storage cupboards (one located externally off the roof terrace). The property also benefits from a garage with electric door and an allocated parking space.

The apartment is accessed via a lift and sits within beautifully maintained communal gardens behind secure electric gates.

Radlett High Street is just a short walk away, offering a range of boutique shops, cafés, restaurants and everyday amenities, while Radlett mainline station provides direct links into London St Pancras International. The area is also well regarded for its excellent schooling, green open spaces and convenient access to the M1, A1(M) and M25, making it ideal for both commuters and those seeking a village lifestyle.

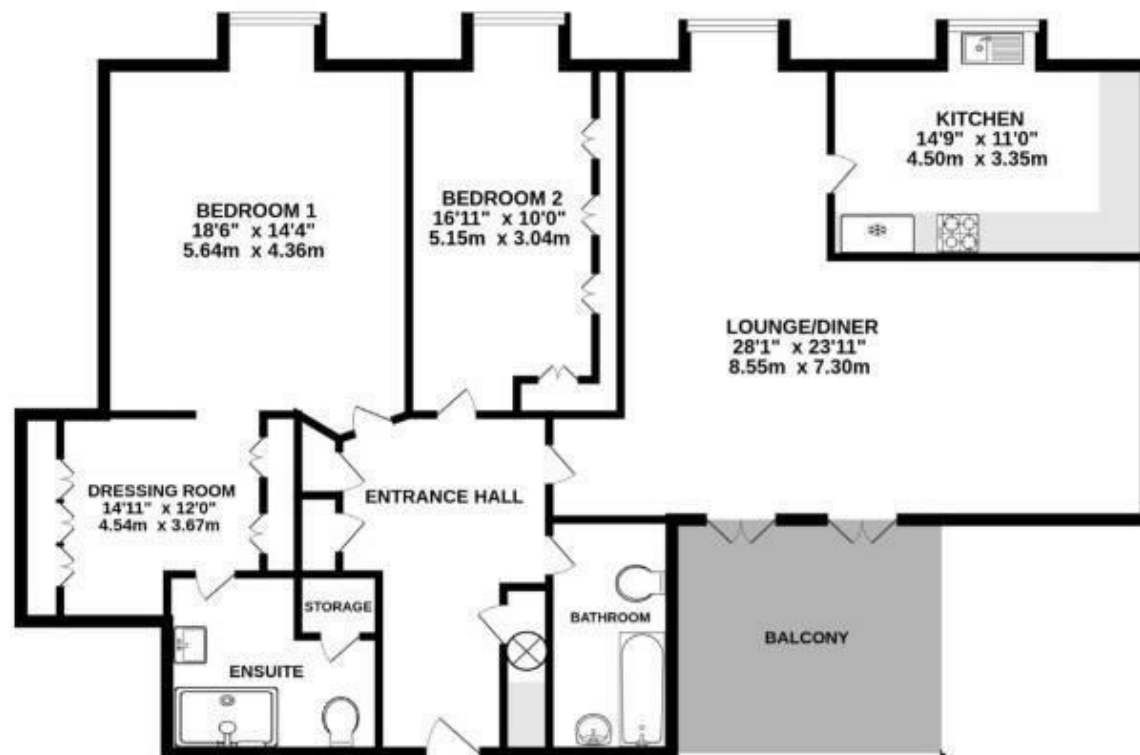
■ Chain Free ■ Two large double bedrooms, two bathrooms ■ The master suite with a large dressing room and modern bathroom suite ■ Good sized private roof terrace ■ Parking and garage ■ secure gated development ■ EPC TBA/ Gas central heating/ mains drainage and sewage/ Council tax band G ■ Superb location ■ Service charge approx £400 per month 2026/7



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix 02/2014

VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.

Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.

Registered in England & Wales No.5579487

Ref:

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating

299 Watling Street, Radlett, WD7 7LA

01923 859444

susmansestates.com

SUSMANS
ESTATES