

**SALE
AGREED**



AITCHISONS

selling homes since 1935

Hillside House, The Drive, Radlett, WD7 7DA

Asking Price £1,125,000 Leasehold



***** LAST REMAINING APARTMENT ***** CHAIN FREE ***** READY TO MOVE IN *****

Set on the FIRST floor of this newly built and impressive apartment building is this delightful, and beautifully fitted TWO DOUBLE BEDROOM / TWO BATHROOM (ONE EN SUITE) apartment measuring approximately 1,375 sq ft in size and benefiting from a PRIVATE BALCONY and garden area along with TWO SECURE & GATED UNDERGROUND PARKING SPACES.

Hillside House is a development of 14 stunning two bedroom apartments by the multi-award winning developer GRIGGS Homes. This development ushers in a whole new level of luxury living, combining unparalleled comfort and convenience with an unprecedented mix of life enhancing technology, life enriching elegance, and life affirming accoutrements. Situated in a prominent position on the corner of The Drive and Beech Avenue, the development is perfectly positioned in a quiet residential setting and only a short walk to the village centre.

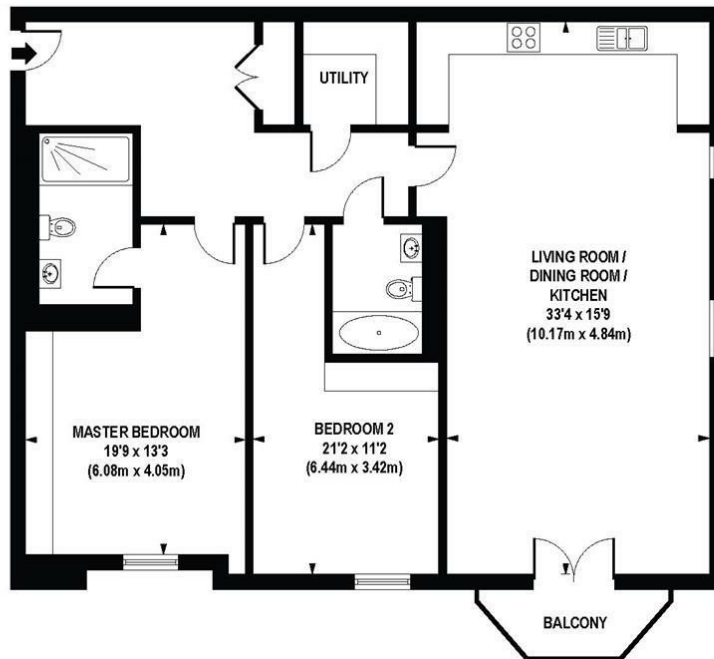
Radlett further benefits from its own Thames Link station offering direct access into London, within 28 minutes to Kings Cross, via West Hampstead (Jubilee Line) or out towards Luton Airport. Locally placed state and private schools include Newberries primary school, Haberdashers, Radlett Prep and Yavneh College.

- Professionally designed RotPunkt kitchens with Caesarstone worktops and integrated Miele appliances
- Quooker 3 in 1 Hot Tap & Fitted wardrobes to bedrooms one and two
- Control4 & KNX Home automation including touchscreen panel, intelligent lighting, heating, cooling and audio entertainment system.
- Air Conditioning to principal rooms
- Secure basement parking (2 cars per apartment)
- Lifts to all floors, 10 Year Premier Guarantee
- Ready for immediate occupancy
- Lease 130 years, service charge £2,500, Ground Rent peppercorn PA
- LAST AVAILABLE APARTMENT



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1375 sq. ft / 128 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

VIEWING

Strictly by appointment with Aitchisons

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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 intending purchaser.

EPC Rating

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