



The Avenue, Radlett, WD7 7DG
Price Guide £10,000,000 Freehold Council Tax Band H

REAL ESTATES
Est.1981

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WE ARE DELIGHTED TO HAVE SOLD OFF MARKET THIS exceptional gated seven-bedroom detached residence offering over 14,000 sq ft of beautifully designed accommodation, set within one of Hertfordshire's most prestigious village locations. Completed in 2012 by the current owner and further enhanced in recent years, the house combines classic English architecture with sophisticated contemporary interiors, finished to an impeccable standard throughout.

An impressive double-height entrance hall with sweeping staircase leads to a series of elegant reception rooms with high ceilings and garden views. The bespoke kitchen with large central island forms the heart of the home, complemented by formal dining and multiple lounge areas.

All bedrooms are en suite, including a luxurious principal suite with dressing room and marble bathroom. Two self-contained suites on the second floor provide ideal accommodation for guests or extended family. Designed for leisure and entertaining, the lower ground floor features a cinema room, bar lounge, gym, spa facilities and a stunning indoor swimming pool with star-lit ceiling and motorised rising floor.

Additional benefits include a lift to all floors, staff accommodation, triple internal garaging, full air conditioning, Lutron lighting, Sonos audio, home automation and irrigation. Manicured gardens and a large sun terrace complete the setting.

Ideally located within walking distance of Radlett High Street and mainline station (London St Pancras in approx. 29 minutes), with excellent road links and access to outstanding schools including Haberdashers', Aldenham and Yavneh.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		79	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive	

Approximate Gross Internal Area 14313 sq ft - 1330 sq m

Lower Ground Floor Area 4579 sq ft – 425 sq m

Ground Floor Area 4131 sq ft – 384 sq m

First Floor Area 3897 sq ft – 362 sq m

Second Floor Area 1706 sq ft – 159 sq m

