



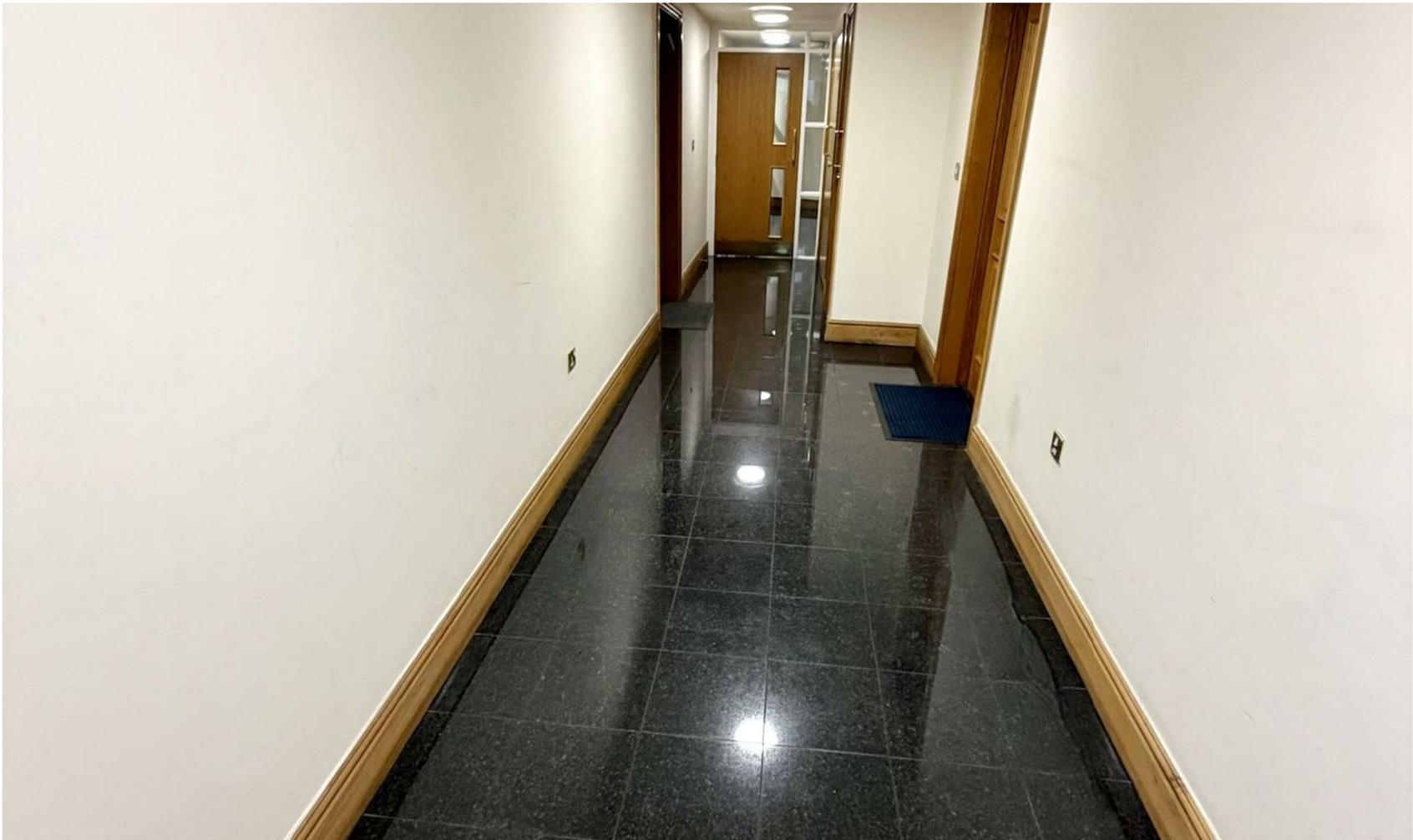
PRESTIGE & VILLAGE

UK's finest properties

WATLING STREET, RADLETT, WD7 7NA



A rare opportunity to acquire a beautifully presented two double bedroom apartment set within the highly sought-after Watling Mansions development, positioned in the very heart of Radlett village. The property offers well-proportioned and light-filled accommodation, including a welcoming entrance hallway with built-in storage, a fully fitted kitchen, and a generous living and dining room with doors opening onto a private balcony. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom also features fitted wardrobes and is served by a spacious family bathroom. Further advantages include secure gated underground parking for one vehicle, lift access, and beautifully maintained communal areas. The apartment is offered chain free and benefits from a share of the freehold with approximately 973 years remaining on the lease, making it an ideal purchase for downsizers, professionals, or investors seeking a prime village-centre location with excellent commuter links.





- Chain-free - Two double bedroom apartment
- Situated within the popular Watling Mansions development
- Located in the heart of Radlett village
- Within walking distance of shops, cafés, restaurants and places of worship
- Close to Radlett mainline station with excellent commuter links
- Presented in excellent order throughout
- Spacious living / dining room with doors to a private balcony
- Principal bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom with fitted wardrobes and family bathroom
- Secure gated underground parking





## WATLING MANSIONS - RADLETT

Radlett is one of Hertfordshire's most sought-after villages, offering a vibrant high street with an excellent range of shops, cafés, restaurants, places of worship and leisure facilities,

### ENTRANCE HALLWAY

A welcoming entrance hall with built-in storage cupboards, providing excellent practicality.

Ground Floor Room Sizes

### RECEPTION / LIVING-DINING ROOM

14'10" x 12'6" (4.53 x 3.82)

A spacious and light-filled living and dining area with direct access onto the private balcony, ideal for both relaxing and entertaining.

### KITCHEN

11'2" x 6'7" (3.40m x 2.01m)

A fully fitted kitchen offering ample storage and worktop space, neatly arranged and conveniently positioned off the hallway.

### PRIVATE BALCONY

20'8" x 10'0" (6.32 x 3.07)

A generous private balcony providing an excellent outdoor seating area.



## PRINCIPAL BEDROOM

15'10" x 9'7" (4.84 x 2.94)

A bright and well-proportioned double bedroom featuring fitted wardrobes and a modern en-suite shower room.

## EN-SUITE SHOWER ROOM

A contemporary en-suite shower room serving the principal bedroom.

## BEDROOM TWO

11'0" x 11'0" (3.37 x 3.37)

A second double bedroom with fitted wardrobes, ideal as a guest room, home office or additional bedroom.

## FAMILY BATHROOM

A spacious family bathroom finished in a neutral style.

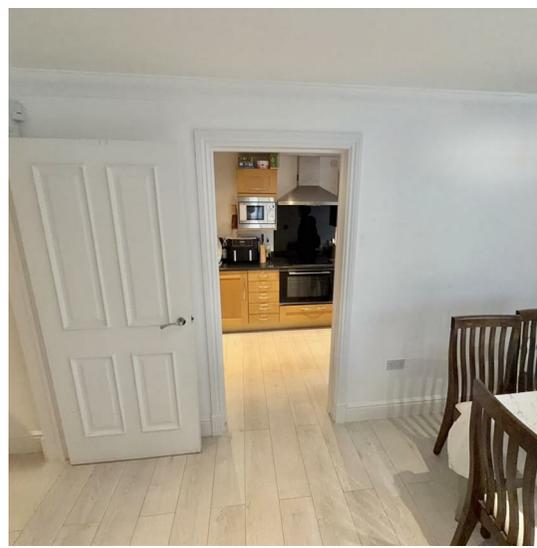
## PARKING

Secure gated underground parking for two vehicles.

## WATLING MANSIONS – LOCAL AMENITIES

Residents of Watling Mansions enjoy access to beautifully maintained communal gardens, providing a peaceful green setting in the heart of the village.

The area is particularly well regarded for its excellent schooling. Highly prestigious





independent schools nearby include Haberdashers' Boys' School and Haberdashers' Girls' School in Elstree, alongside a strong selection of well-rated primary schools in Radlett. There are also sought-after secondary options in neighbouring St Albans and Borehamwood, making the area appealing to families, professionals and downsizers alike.

A wide range of everyday amenities are within easy reach, including Radlett Centre Theatre, the local library and GP surgery, all just a short walk away. Radlett village centre offers a variety of shops, cafés and restaurants, as well as a mainline station providing excellent commuter links. The building itself benefits from a passenger lift offering convenient access to the secure underground parking, which is accessed via electric gates, enhancing both comfort and security.



A rare opportunity to acquire a beautifully presented two double bedroom apartment, ideally positioned within the highly regarded Watling Mansions development, in the heart of Radlett village.





The property further benefits from secure underground parking, lift access, beautifully maintained communal gardens and a share of freehold, and is offered chain free, making it an ideal purchase for down-sizers, professionals or investors alike.

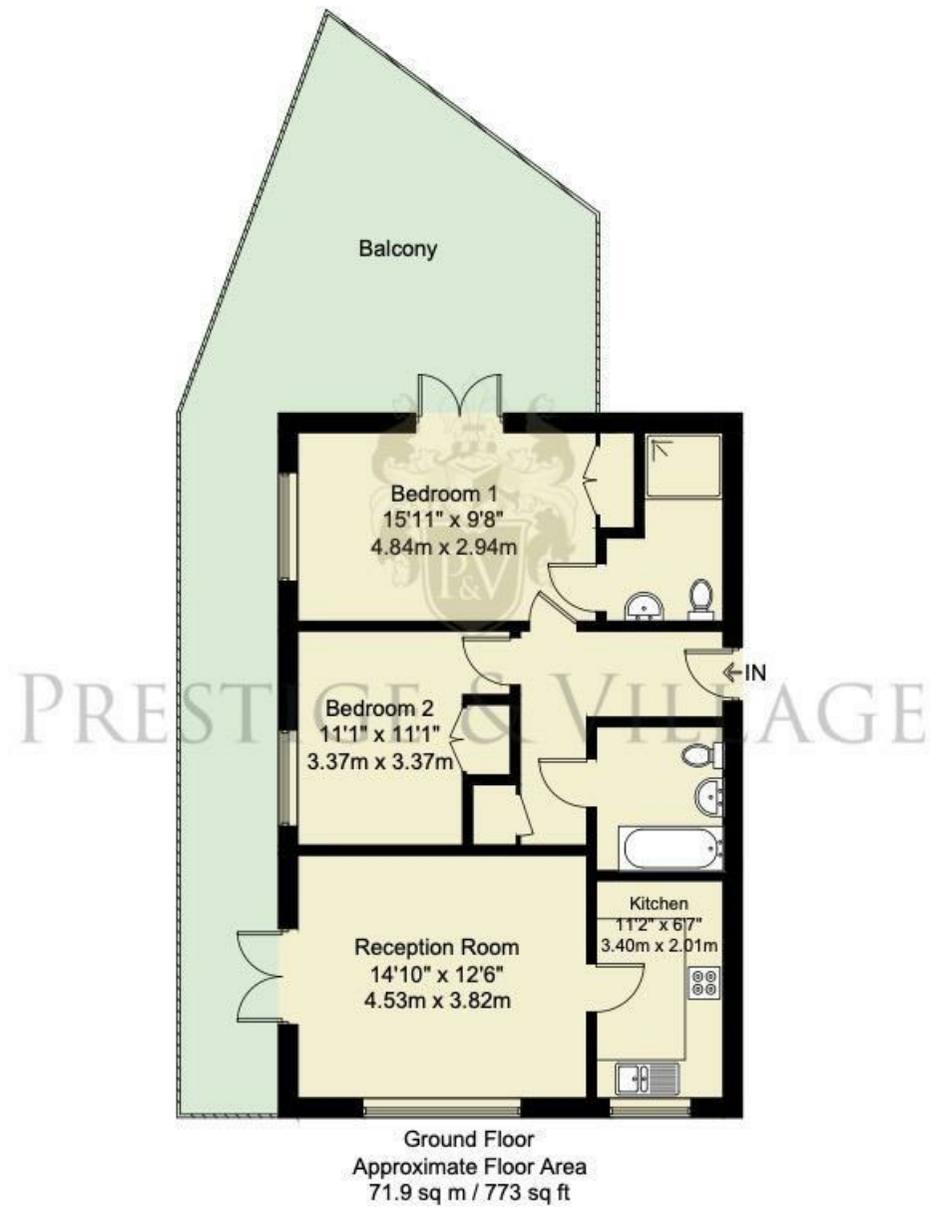


All within easy walking distance. Excellent transport connections include Radlett mainline station with fast Thameslink services into central London, together with easy access to the M25, M1 and A1(M).



## Hertsmere Band E

Energy Efficiency Rating		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
101-121	A			101-121	A
81-100	B			100-120	B
61-80	C			100-120	C
41-60	D			100-120	D
21-40	E			100-120	E
1-20	F			100-120	F
1-20	G			100-120	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	



Approximate Gross Internal Area = 71.9 sq m / 773 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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