



ENGEL JACOBS
LONDON+HERTS



- Beautiful Top Floor Apartment
- 2 Bedrooms
- 2 Bathrooms (1 en-suite)
- 31' Kitchen/Living Space
- Balcony
- Close to Radlett Station and Amenities



Watling Street
Radlett

Offers Over £450,000
Leasehold

Entrance Hall

Stairs up to entrance hallway, carpeted. spotlights, radiator, double glazed windows to rear aspect.

Bedroom 1 14' 11" x 13' 10" (4.54m x 4.21m)

Carpeted throughout, spotlights, radiator, double glazed windows to front aspect.

Bedroom 2 19' 9" x 11' 2" (6.02m x 3.40m)

Carpeted throughout, spotlights, double glazed windows to side aspect, radiator.

En-suite

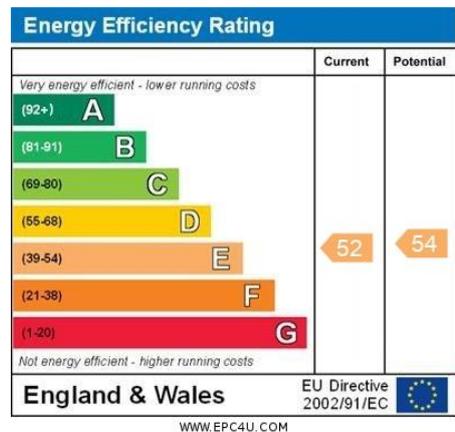
Tiled floor, tiled walls, low level WC, wash basin with mixer tap, shower cubicle with overhead rain shower and handheld shower, spotlights, double glazed windows to side aspect, heated towel rail.

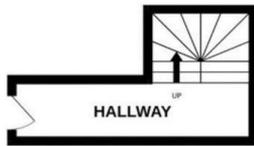
Bathroom

Tiled floor, tiled walls, low level WC, washbasin with mixer tap, bath with overhead shower, double glazed windows to side aspect, spotlights, heated towel rail.

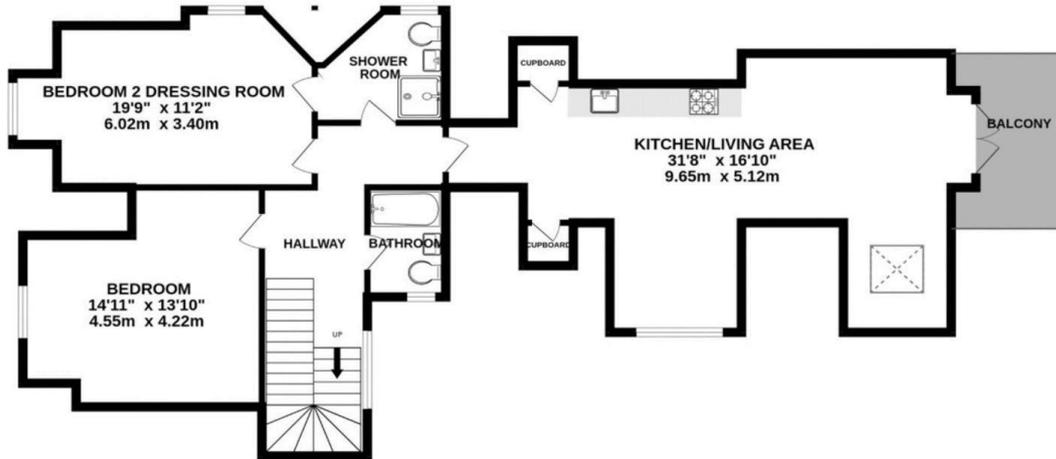
Kitchen/Diner 31' 8" x 16' 10" (9.64m x 5.13m)

Laminate flooring throughout, fully fitted units, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, ample work surface area, sink with mixer tap, integrated oven with induction hob, double glazed windows to side aspect, double glazed French doors to balcony, spotlights, radiator.





1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.1 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.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.