

14 Watford Road



14 Watford Road, Radlett, WD7 8LD

**** DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION ****

Situated in this highly sought after location the existing property which sits in circa 0.51 acres has recently been granted planning for 'Demolition of existing dwelling, garage and gym. Redevelopment of site to provide three storey building with flat roof, comprising 8 x 3 bed flats with basement level parking to include electric vehicle charging points and cycle store; bin store, associated landscaping and continued use of access via Watford Road. (Revised application.)' Ref No: 24/0115/FUL

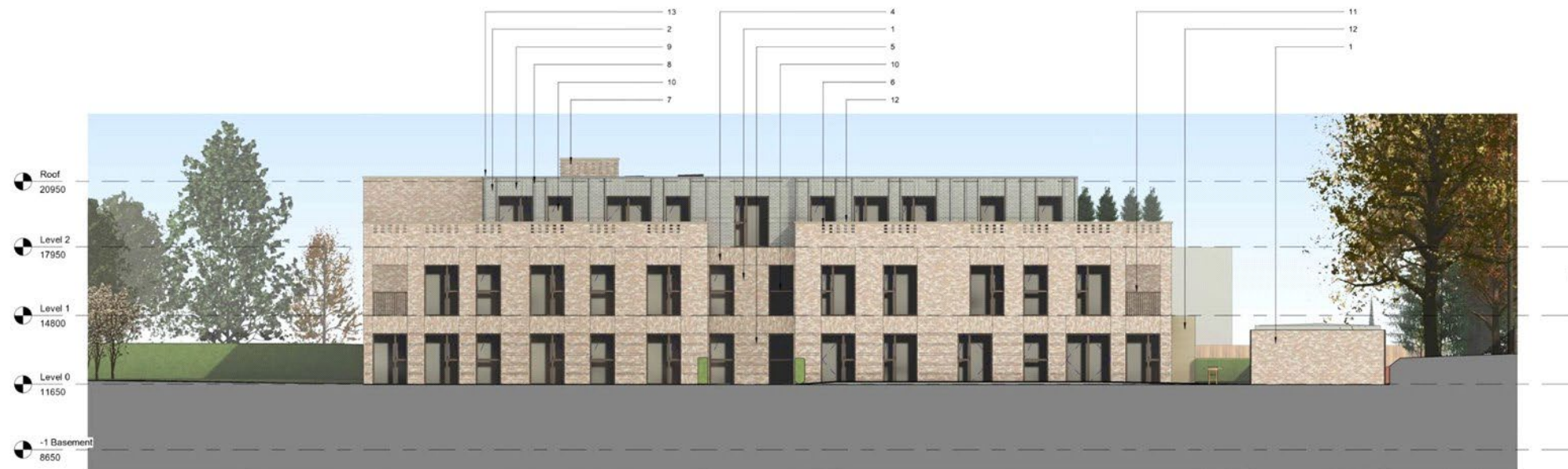
These 8 luxury apartments will range in size from 1661sq ft to 2014 sq ft each having 2 underground car parking spaces and balconies.

The proposed development will sit in communal gardens and will have under ground parking for 16 cars making this a desirable project for any discerning developer looking to develop in this highly sought after location which is situated within easy reach of Radlett mainline station (Thameslink -which a journey time of approx. 20mins to Kings Cross), Radlett shopping centre and some of the area's most sought after schools, so residents can enjoy the best of both suburban tranquillity and urban convenience.

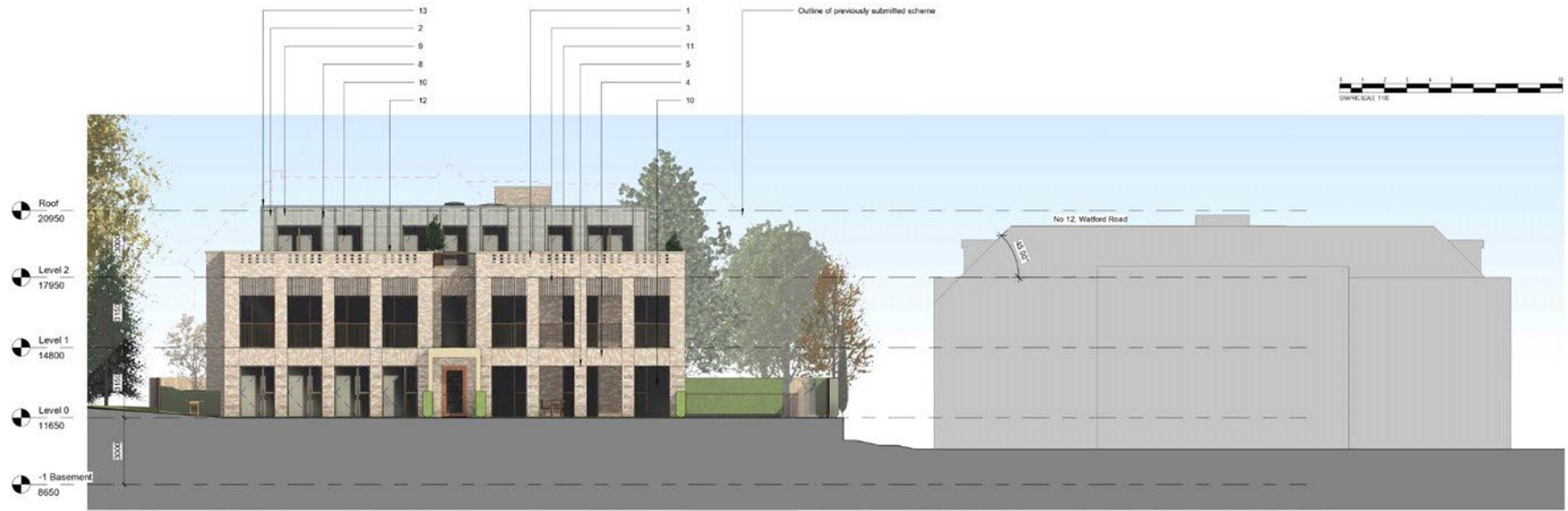
This opportunity is a rare find in this location and having already handled a number of similar developments in this location means that our knowledge and expertise in respect of demand could not be more up to date.



East Elevation
1 : 100



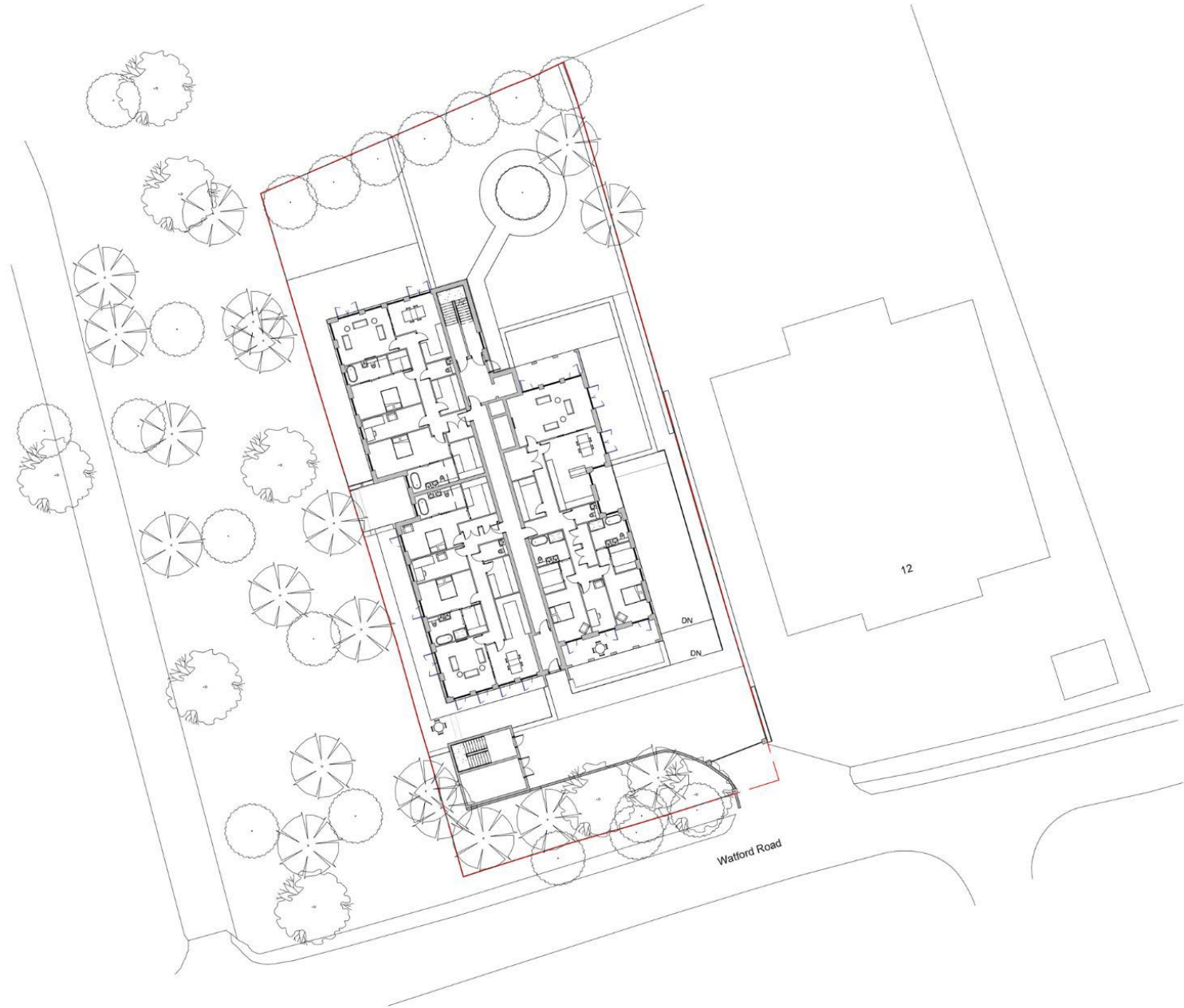
West Elevation
1 : 100



South Elevation
1 : 100

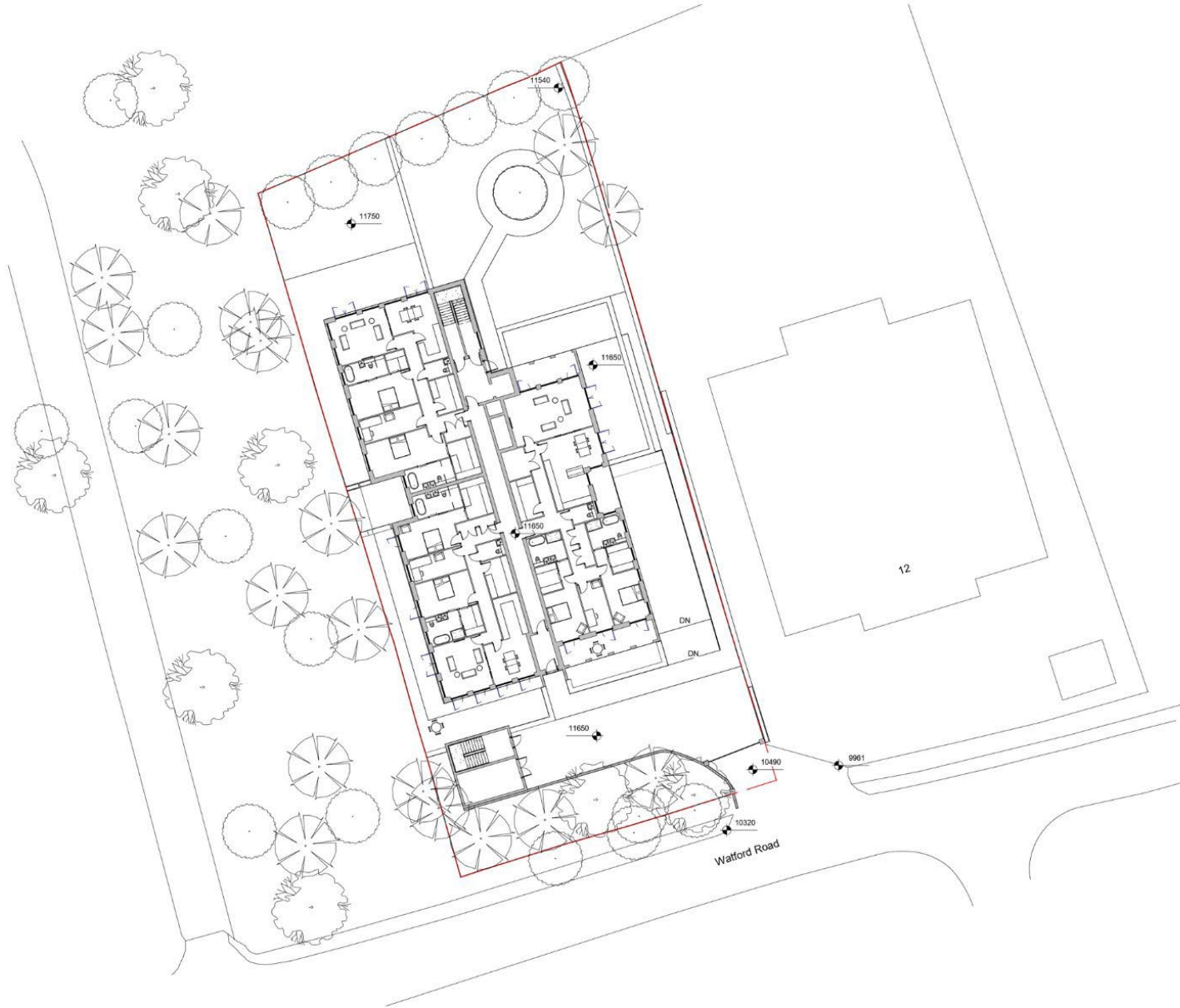


North Elevation
1 : 100





GRAPHIC SCALE 1:200

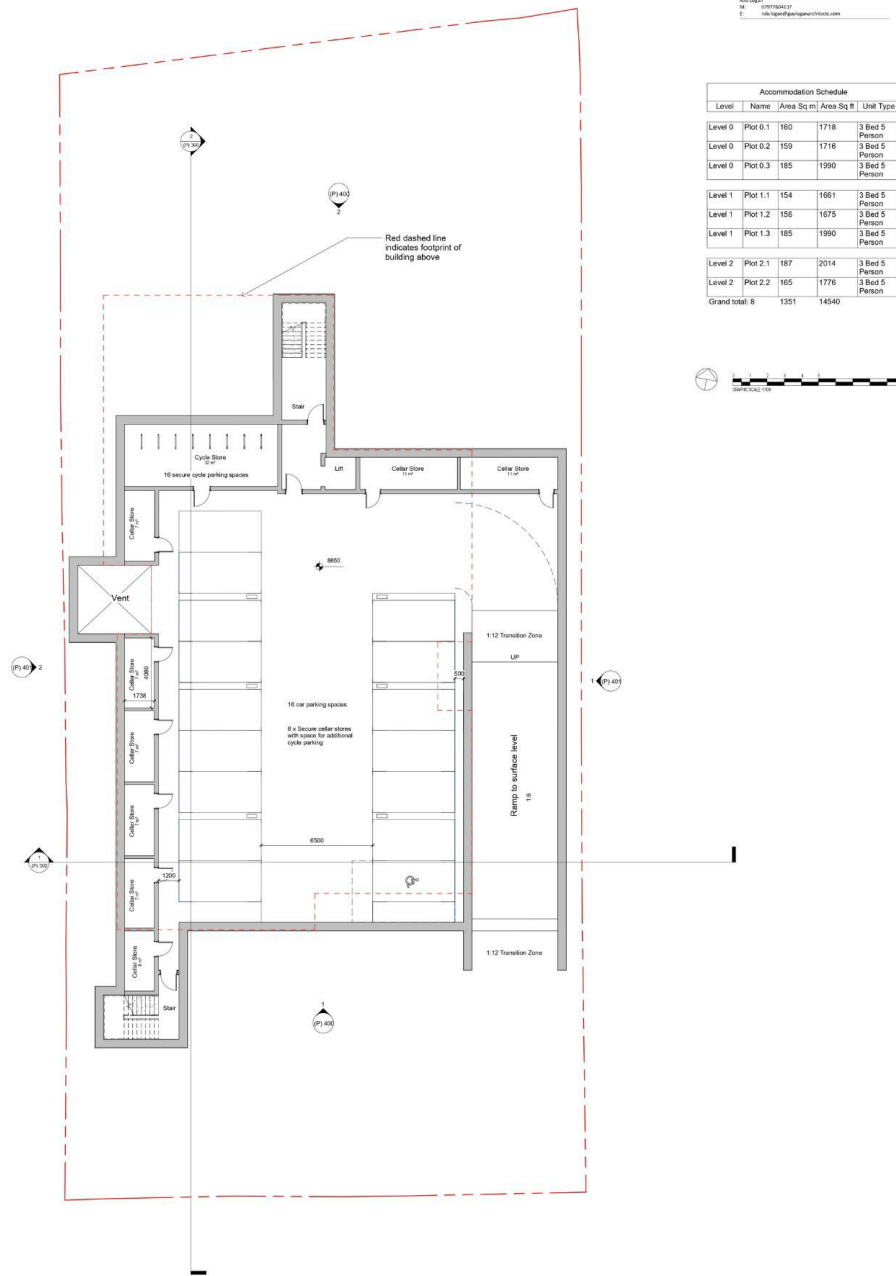


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Accommodation Schedule					
Level	Name	Area Sq m	Area Sq ft	Unit Type	
Level 0	Plot 0.1	160	1718	3 Bed 5 Person	
Level 0	Plot 0.2	159	1716	3 Bed 5 Person	
Level 0	Plot 0.3	185	1990	3 Bed 5 Person	
Level 1	Plot 1.1	154	1661	3 Bed 5 Person	
Level 1	Plot 1.2	156	1675	3 Bed 5 Person	
Level 1	Plot 1.3	185	1990	3 Bed 5 Person	
Level 2	Plot 2.1	187	2014	3 Bed 5 Person	
Level 2	Plot 2.2	165	1775	3 Bed 5 Person	
Grand total: 8		1351	14539		

Unit Type
3 Bed 5 Person

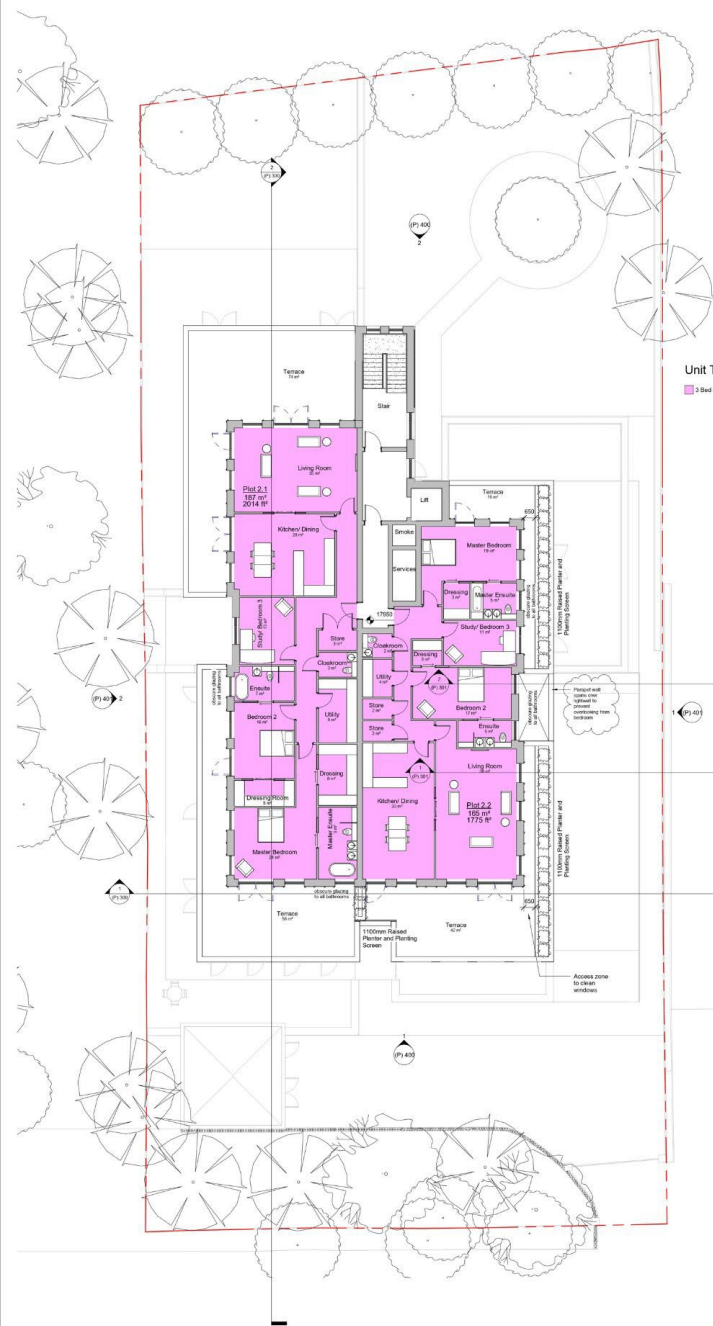
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Level 2	Plot 2.2	165	1775	3 Bed 5 Person	
Grand total: 8		1351	14540		





Unit Type
3 Bed 5 Person

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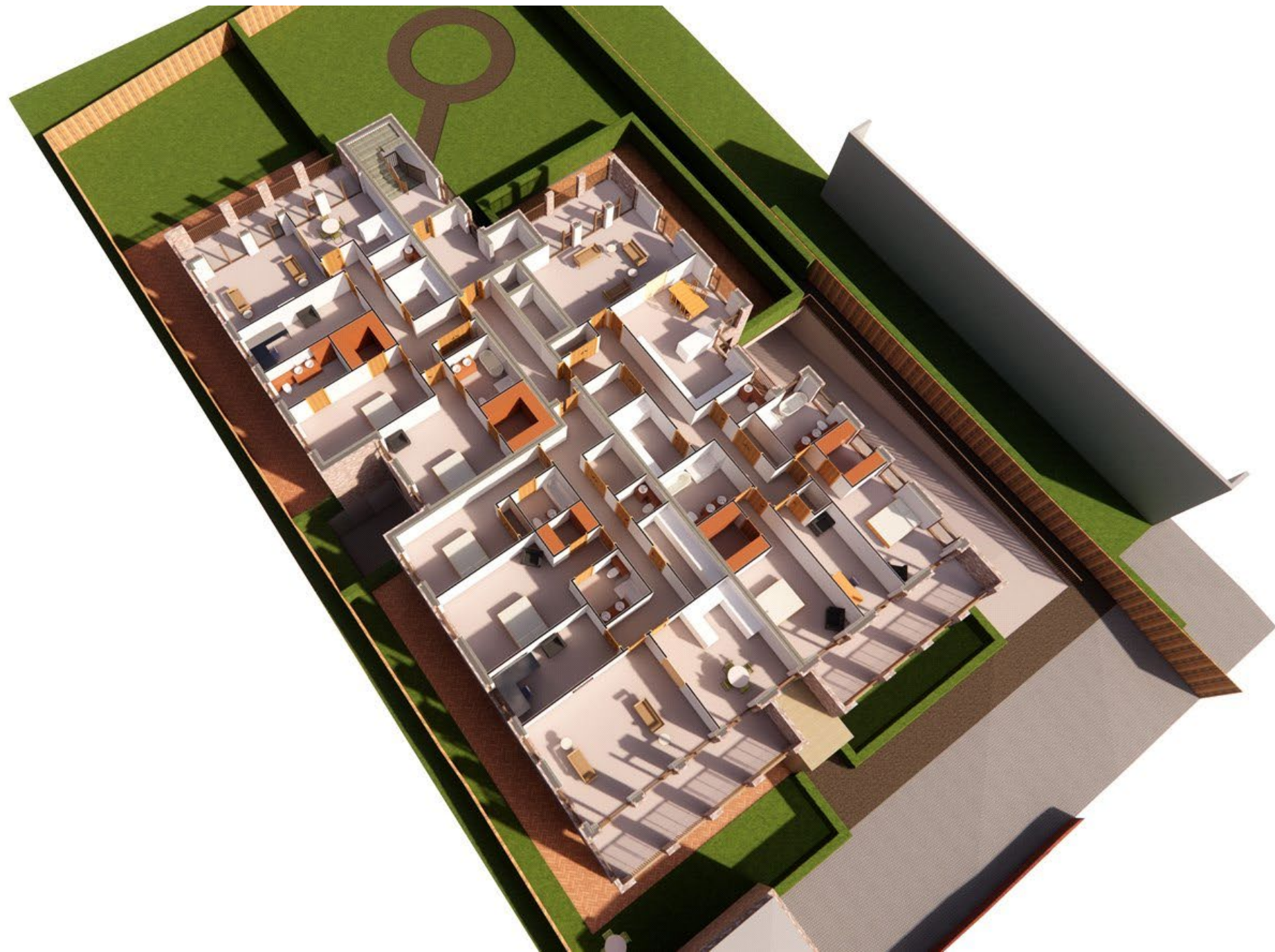
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