

# 14 Watford Road



# 14 Watford Road, Radlett, WD7 8LD

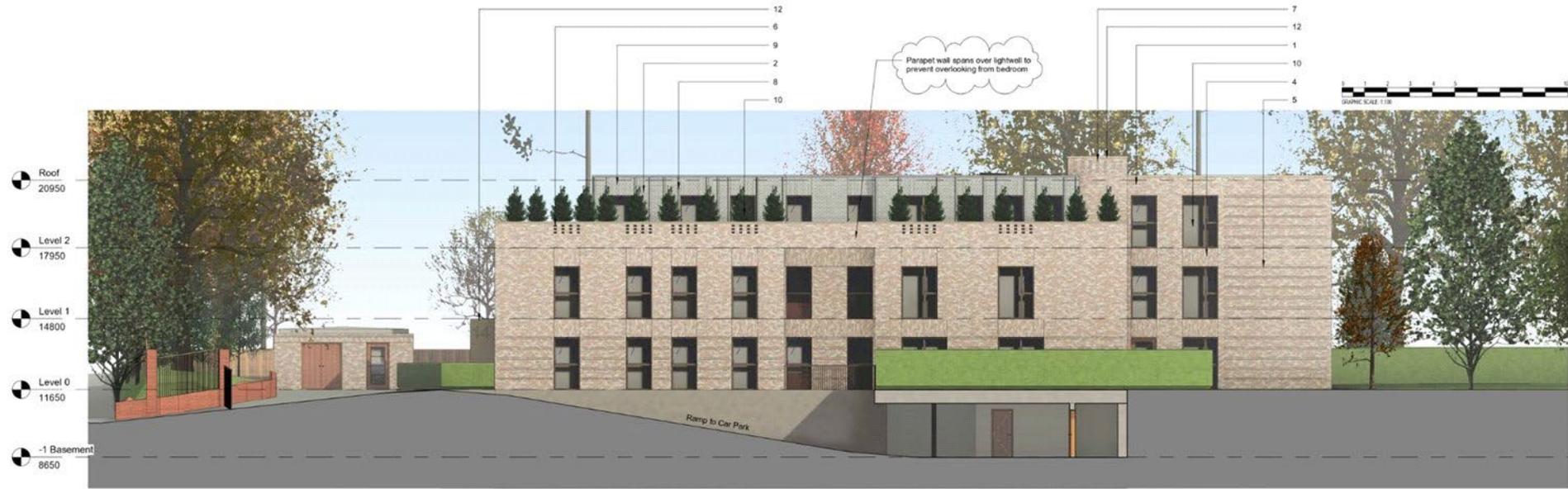
**\*\* DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION \*\***

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.

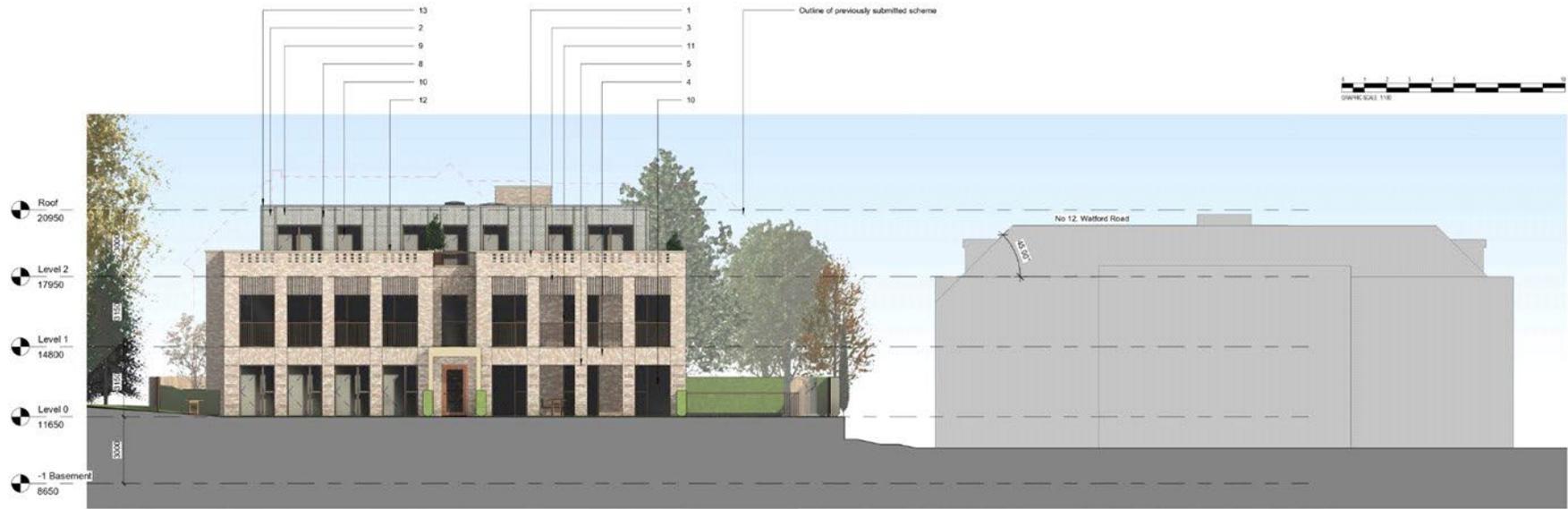
This opportunity is a rare find in this location and having already handled a number of similar developments in this location means that our knowledge and expertise in respect of demand could not be more up to date.



**East Elevation**  
1 : 100



**West Elevation**  
1 : 100



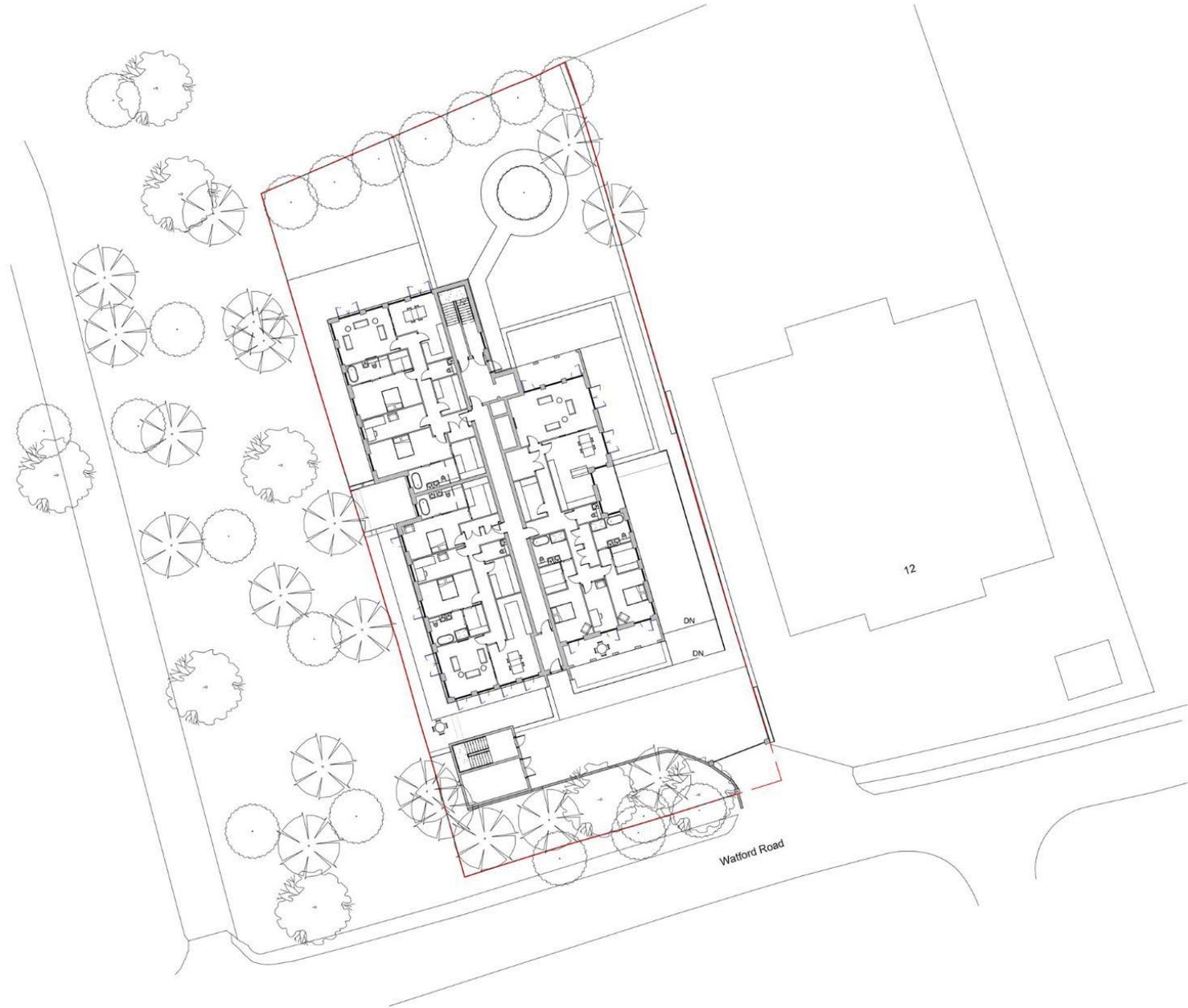
**South Elevation**  
1 : 100

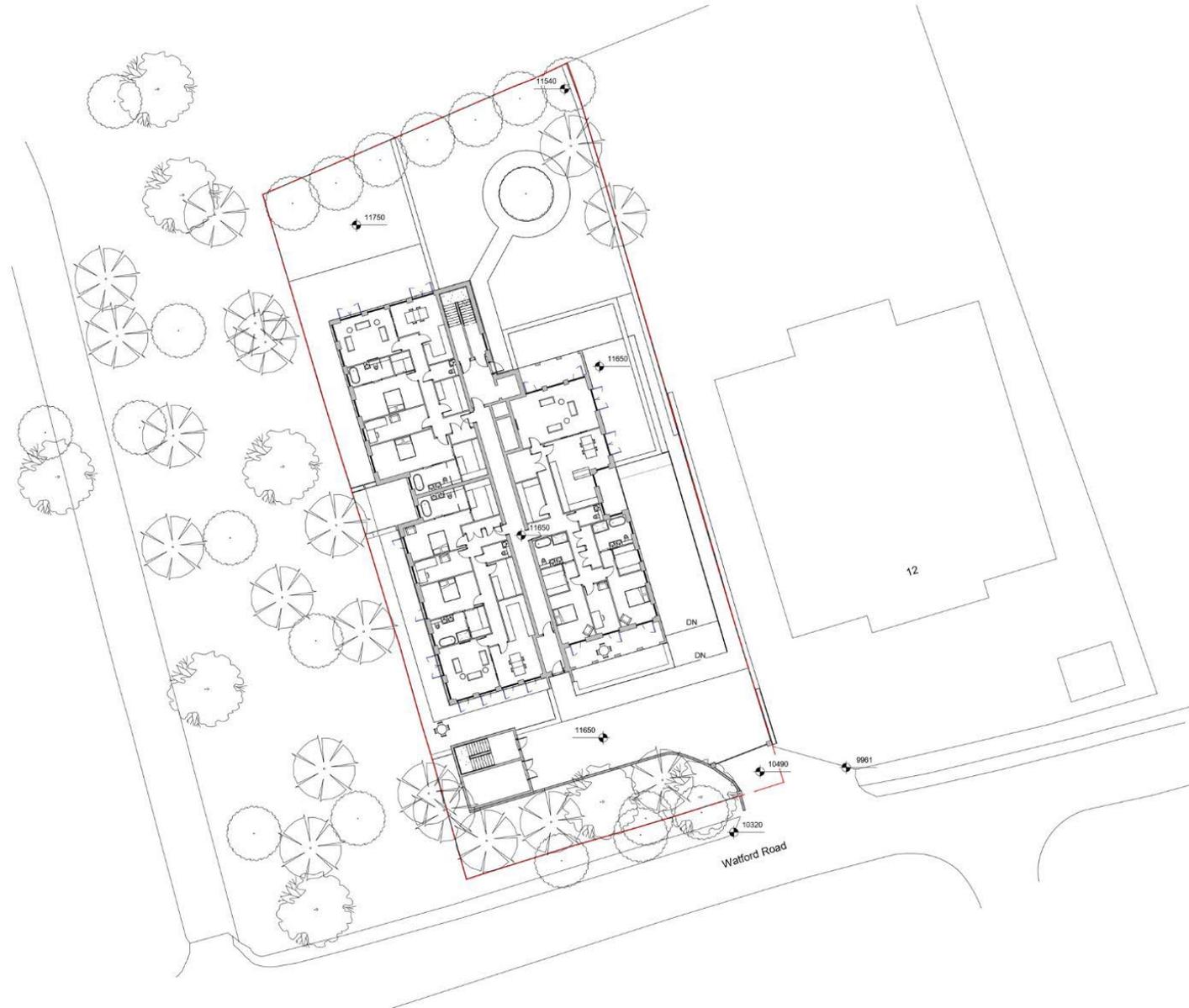


**North Elevation**  
1 : 100



GRAPHIC SCALE 1:200





1 Site with levels  
1 : 200



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	

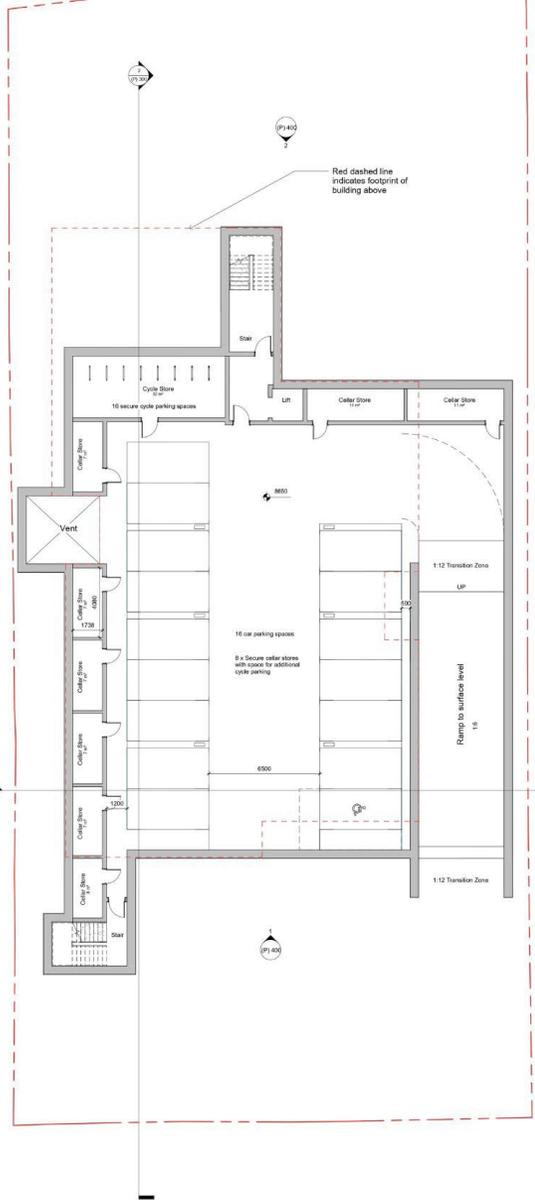
Unit Type  
 3 Bed 5 Person



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Project Number:  
 Ref: 1027/19041/17  
 M: 0127 7604117  
 E: info@peterjohnarchitects.com

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Grand total: 8		1351	14540	





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Grand total:		8	1351	14540	

Unit Type  
 3 Bed 5 Person



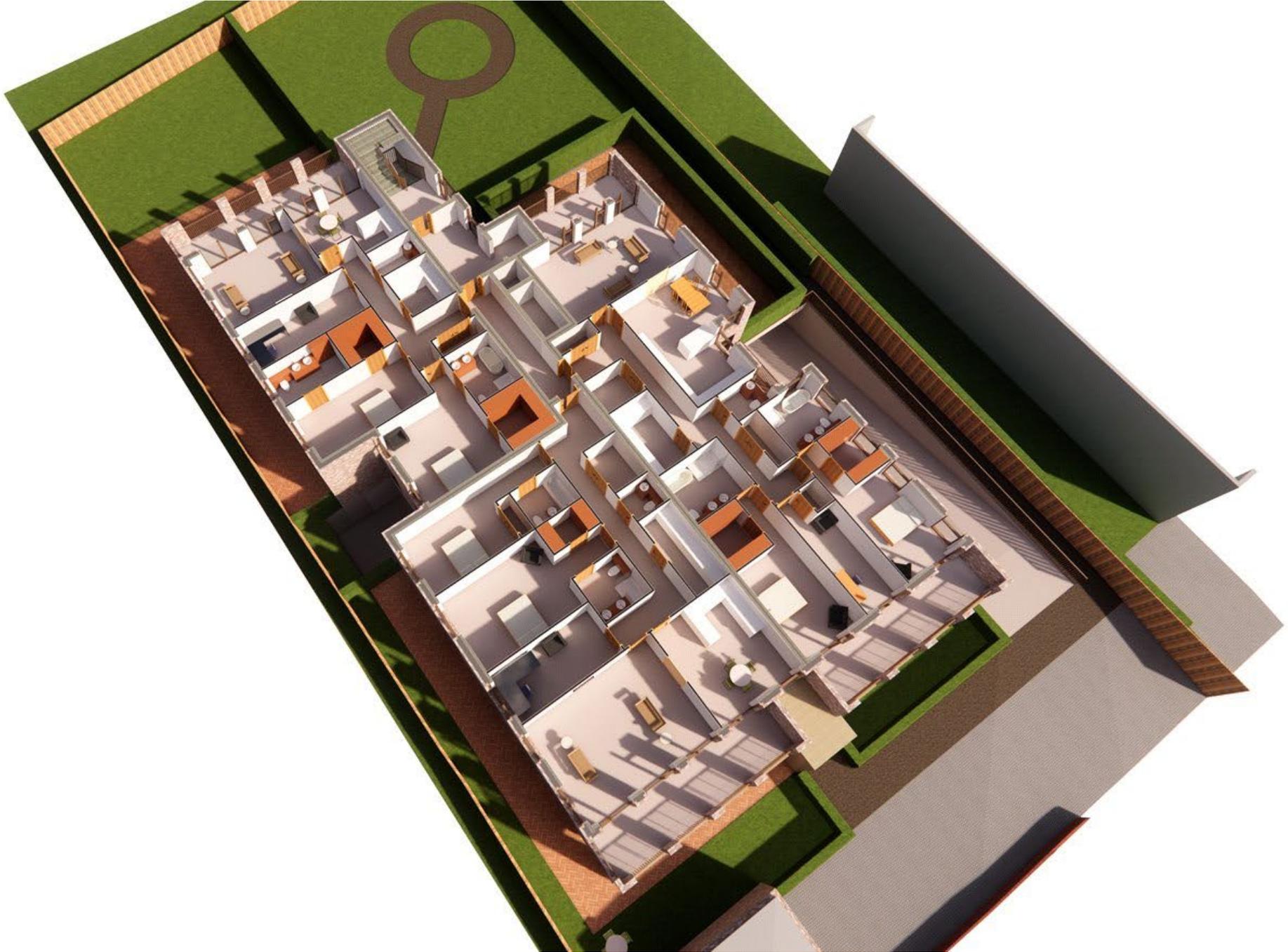
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Unit Type  
 3 Bed 5 Person













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The Property  
Ombudsman

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