
LUMLEY

ESTATES

Apartment 3
8 Watford Road

Radlett | Hertfordshire | WD7 8LD

Apartment 3

8 Watford Road

Occupying an impressive ground floor position within this exclusive development, Apartment 3 is a beautifully appointed three-bedroom residence extending to approximately 1,830 sq. ft., offering an exceptional balance of elegant living space, luxurious finishes and seamless indoor-outdoor living.

The apartment is entered via a welcoming entrance hall, which provides access to all principal rooms and benefits from a useful guest cloakroom and additional storage. At the heart of the home is a superb open-plan kitchen and breakfast room, thoughtfully designed with ample space for both everyday family living and entertaining. A separate utility room is conveniently positioned off the kitchen, ensuring the main living areas remain both practical and uncluttered.

Flowing directly from the kitchen is a magnificent reception room, an impressive space filled with natural light and perfectly suited to both formal entertaining and relaxed day-to-day living. Both the reception room and kitchen enjoy direct access onto the apartment's outstanding private rear garden terrace, creating a wonderful extension of the living accommodation. This substantial 49' outdoor space is exclusively for the use of Apartment 3, offering an exceptional setting for al fresco dining, entertaining guests or simply enjoying a peaceful and secluded retreat.

The principal bedroom suite is generously proportioned and benefits from a dedicated dressing room together with a luxurious en-suite bathroom. Bedrooms two and three are both well-sized doubles, with bedroom two also enjoying the advantage of its own en-suite shower room, making it ideal for guests or family members. As expected with a home of this calibre there is air-conditioning throughout.

Combining generous proportions, an intelligently designed layout and a superb 49' x 26' private terrace rarely found with apartment living, Apartment 3 presents a unique opportunity to acquire a truly exceptional home in one of Radlett's most sought-after locations.

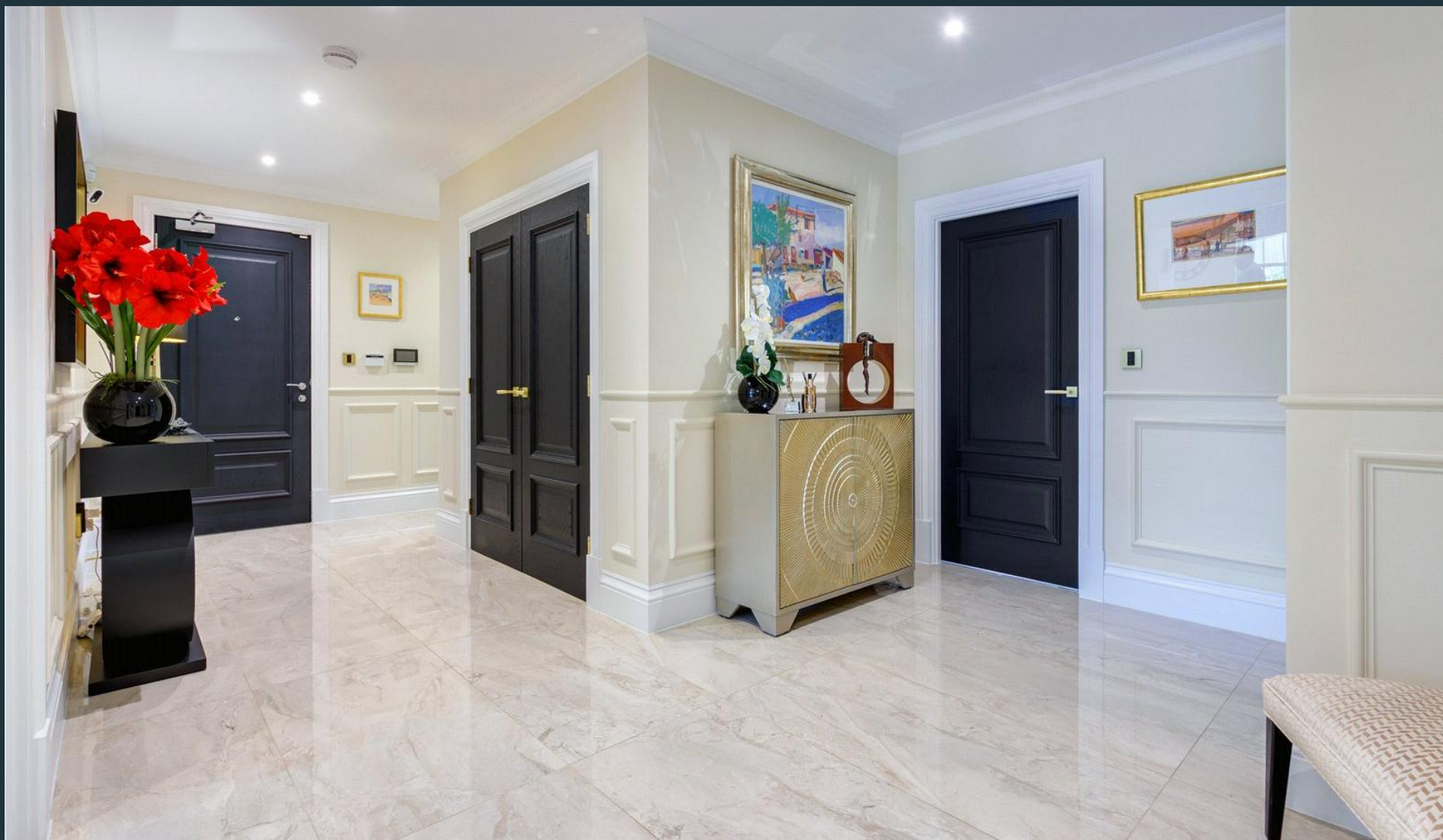
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GROUND FLOOR
1830 sq.ft. (170.0 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 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.
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