

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
EU Directive 2002/91/EC	70
	80



LUMLEY ESTATES



**Newlands Avenue, Radlett
 Freehold**

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**Newlands Avenue
Radlett
Hertfordshire WD7 8EL**



1 Front Elevation (West)
1:100

2 Rear Elevation (East)
1:100

5 Section AA
1:100



3 Side Elevation (North)
1:100



4 Side Elevation (South)
1:100

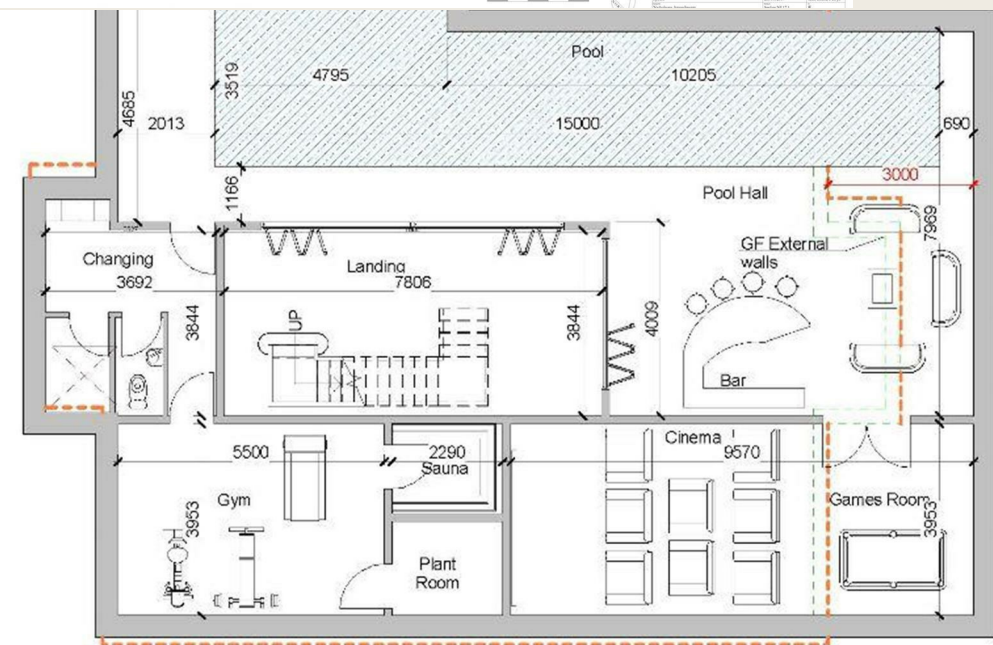
SEABROOK ARCHITECTS
CHARTERED ARCHITECTS
5346 A103



Planning Permission Granted for a 9000 Sq.ft new build property

This property has planning permission granted for the demolition of existing 2 storey dwelling and erection of replacement detached 7 bed house to include basement level with pool and accommodation in the roof space. The plans consist of:

- The ground floor comprises: A central hall, downstairs WC, study, dining room which flows through to lounge, family room and kitchen & breakfast / dining room. All of the rear rooms have bi-folding doors opening up to the rear of the house. The downstairs also has a large integral garage and utility room.
- The lower ground floor comprises: cinema room, games room, changing rooms with toilet, gym with sauna, fabulous pool room with a bar and sitting area.
- The first floor comprises: Five bedrooms with four en-suites and three dressing rooms. The Master Bedroom facing the rear garden with a Juliet balcony, large bathroom and large dressing room.
- The second floor comprises: 2 further bedrooms one with en-suite and dressing room as well as the second floor having a large laundry room and bathroom.



2 -01.Lower Ground Floor

