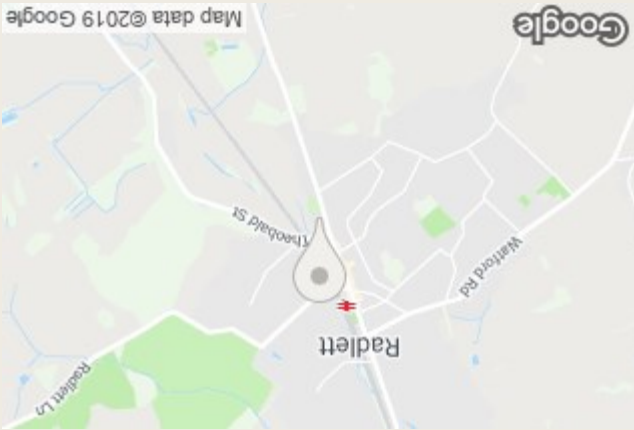


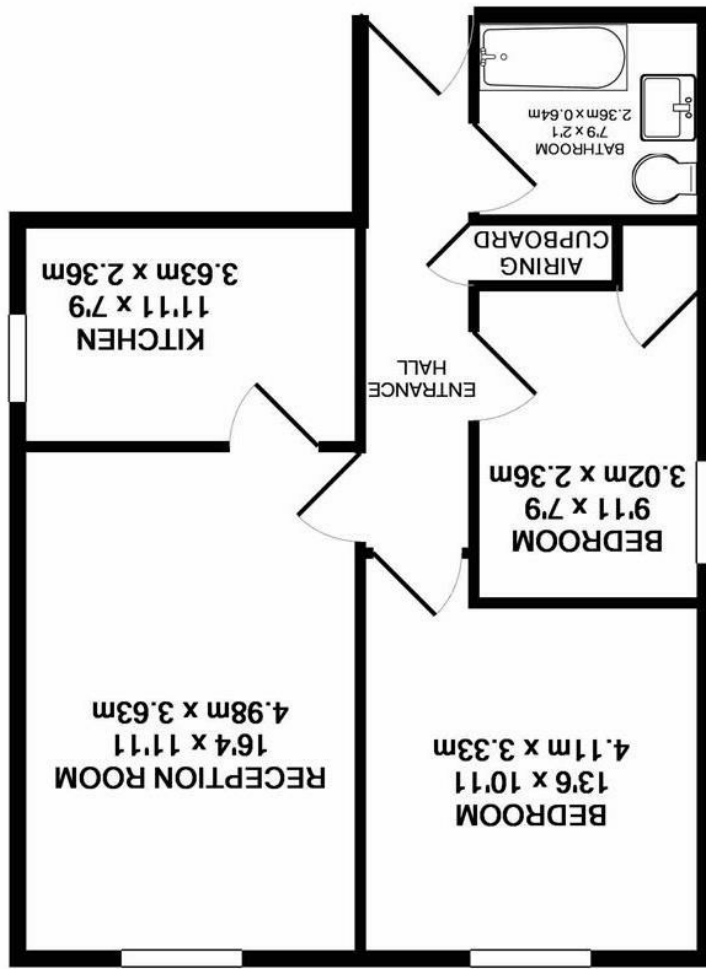
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(55-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
Not energy efficient - higher running costs	(1-20) <b>G</b>
Current	74
Potential	81



TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Watling Street**  
**Radlett**  
**Hertfordshire WD7 7JG**



A well-presented two bedroom second floor flat, located within a short walk of Radlett town centre and mainline station. Large windows make the most of the glorious gardens that surround the property and create a bright, sunny living space. The property comprises of; entrance hall with large storage cupboards, spacious lounge/diner with bay window overlooking the communal gardens, kitchen, recently re-fitted bathroom and two bedrooms (one double, one single). Other features include; recently fitted central heating boiler, double glazing and garage. Available on a part-furnished or unfurnished basis from 1st February '19, viewings are highly recommended.

