



## Flat 1 108a Watling Street, Radlett, WD7 7AB

- AVAILABLE WITH LANES LETTINGS
- PRIME LOCATION
- ONE ALLOCATED PARKING SPACE
- NEWLY CONVERTED PROPERTY

AVAILABLE NOW! Lanes are delighted to present this beautifully renovated one-bedroom flat, perfectly positioned on Watling Street in the very heart of Radlett. Set in a prime location, the property enjoys an enviable spot with an array of shops, cafés and local amenities quite literally on your doorstep, and Radlett train station just a brisk walk away, offering direct and convenient links into London.

The property has been thoughtfully and tastefully converted, finished to a high standard and decorated in neutral tones throughout, creating a bright and welcoming space. The home benefits from its own private entrance in addition to a communal entrance, leading you into an open-plan kitchen and living area. Here you'll find a newly fitted kitchen with sleek cabinetry, ample cupboard space, and premium Bosch appliances, seamlessly blending practicality with style.

## £1,400 PCM



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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