

199

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WATLING STREET

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## WELCOME TO 199 WATLING STREET

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### *A masterclass in quality*

This exclusive collection of just 15 luxury homes offers the very best in contemporary living. Each of the stunning apartments has been finely crafted and finished with intricate attention to detail, so you can rest assured that your new home will truly stand the test of time.

A woman with long reddish-brown hair is the central figure, wearing a wide-brimmed brown hat, dark sunglasses, a tan trench coat, and a white and brown striped scarf. She is standing in a field of vibrant autumn leaves, with the background softly blurred. The overall mood is warm and serene.

RELAX AND UNWIND IN

# RADLETT

## *Enviably located*

199 Watling Street nestles in the very heart of the beautiful village of Radlett, which is one of the most sought-after locales in Hertfordshire. With its charming leafy lanes, excellent amenities and proximity to the vibrant city of London, it's easy to see why.



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### *Shopping*

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Radlett has a wonderful selection of independent retailers along Watling Street, including a bridal boutique, children's clothing store and a florist. The village benefits from a Tesco Express and a Budgens. For retail therapy on a larger scale, there's intu Watford, 15 minutes away.



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### *Dining*

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Amongst the myriad dining options in Radlett are Akash Tandoori and VA Pensiero, both of which are moments away from your door. You'll also find your favourite pasta and pizza dishes at Prezzo, home-cooked pub food at the Red Lion and light bites at Café Radlett.



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### *Leisure*

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Theatre, comedy and music can be enjoyed at the Radlett Centre, while the Radlett Village Institute holds activities including yoga and zumba. Radlett also boasts the Porters Park Golf Club. Meanwhile, you can be in London St Pancras in half an hour to enjoy the city's plethora of attractions.

# GROUND

## FLOOR

### APARTMENT 1

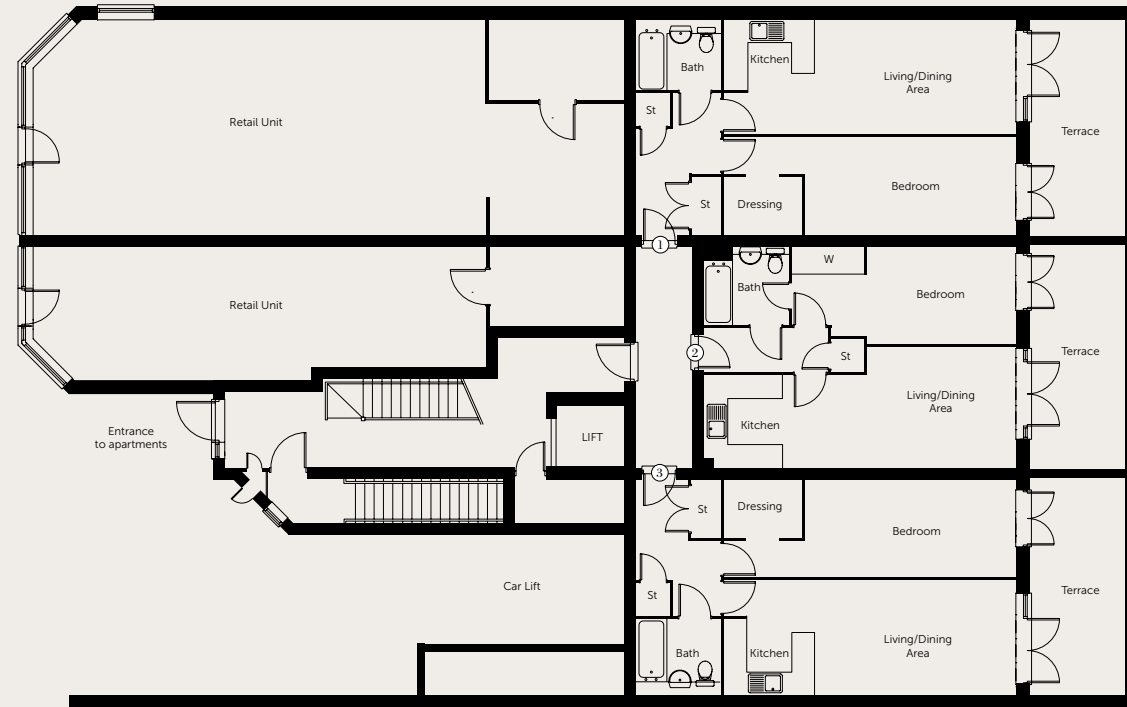
|                                |                 |              |
|--------------------------------|-----------------|--------------|
| Kitchen/Living/<br>Dining Area | 7.715m x 2.988m | 25'4" x 9'9" |
| Bedroom                        | 7.715m x 2.565m | 25'4" x 8'5" |

### APARTMENT 2

|                                |                 |                |
|--------------------------------|-----------------|----------------|
| Kitchen/Living/<br>Dining Area | 8.200m x 3.190m | 26'11" x 10'6" |
| Bedroom                        | 5.915m x 2.563m | 19'5" x 8'5"   |

### APARTMENT 3

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 7.715m x 3.041m | 25'4" x 10'0" |
| Bedroom                        | 7.715m x 2.562m | 25'4" x 8'5"  |



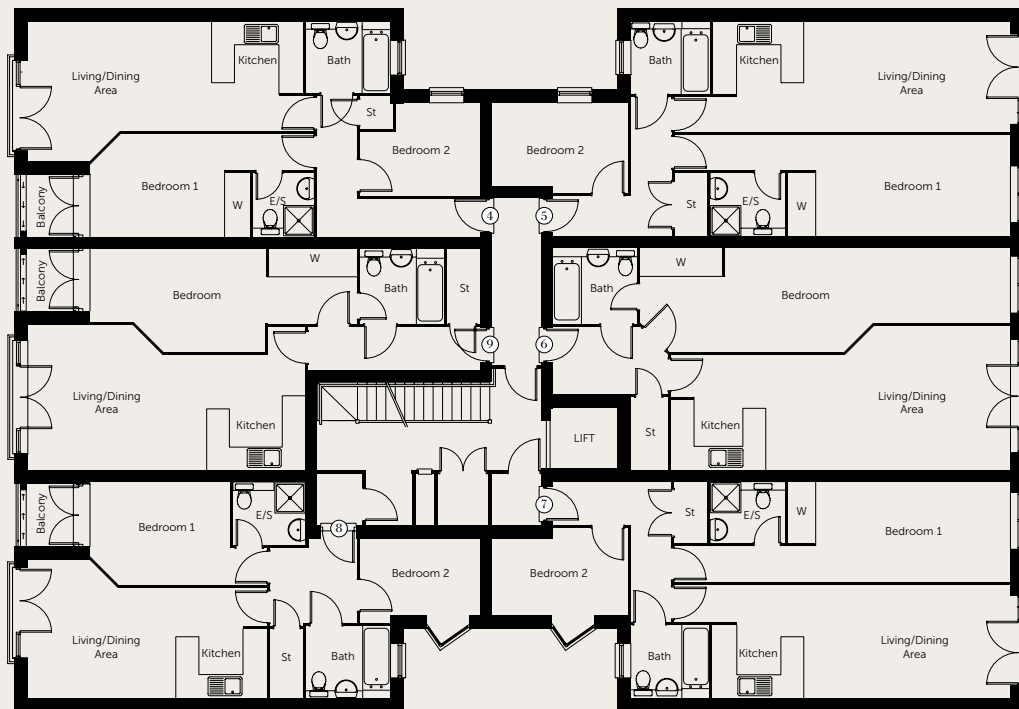
# BASEMENT

## PARKING PLAN

Dimensions measured to maximum point. Dimensions are intended for guidance only and vary by plus or minus 7.6cm/3". Please note kitchen layouts are indicative only, please see Sales Adviser for details.

# 1<sup>ST</sup>

## FLOOR



### APARTMENT 4

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 7.547m x 3.650m | 24'9" x 12'0" |
| Bedroom 1                      | 5.897m x 2.713m | 19'4" x 8'11" |
| Bedroom 2                      | 3.163m x 2.435m | 10'4" x 8'0"  |

### APARTMENT 5

|                                |                 |              |
|--------------------------------|-----------------|--------------|
| Kitchen/Living/<br>Dining Area | 8.865m x 2.906m | 29'1" x 9'6" |
| Bedroom 1                      | 8.865m x 2.672m | 29'1" x 8'9" |
| Bedroom 2                      | 3.585m x 2.365m | 11'9" x 7'9" |

### APARTMENT 6

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 8.965m x 3.813m | 29'5" x 12'6" |
| Bedroom                        | 9.785m x 2.713m | 32'1" x 8'11" |

### APARTMENT 7

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 8.865m x 2.990m | 29'1" x 9'10" |
| Bedroom 1                      | 8.865m x 2.613m | 29'1" x 8'7"  |
| Bedroom 2                      | 3.585m x 2.005m | 11'9" x 6'7"  |

### APARTMENT 8

|                                |                 |                |
|--------------------------------|-----------------|----------------|
| Kitchen/Living/<br>Dining Area | 6.317m x 3.625m | 20'9" x 11'11" |
| Bedroom 1                      | 4.550m x 2.713m | 14'11" x 8'11" |
| Bedroom 2                      | 3.163m x 2.213m | 10'5" x 7'3"   |

### APARTMENT 9

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 7.318m x 3.825m | 24'0" x 12'7" |
| Bedroom                        | 7.047m x 2.713m | 23'1" x 8'11" |

Dimensions measured to maximum point. Dimensions are intended for guidance only and vary by plus or minus 7.6cm/3". Please note kitchen layouts are indicative only, please see Sales Adviser for details.

# 2<sup>ND</sup>

## FLOOR

### APARTMENT 10

|                                |                 |                |
|--------------------------------|-----------------|----------------|
| Kitchen/Living/<br>Dining Area | 7.318m x 3.625m | 24'0" x 11'11" |
| Bedroom 1                      | 4.550m x 2.563m | 14'11" x 8'5"  |
| Bedroom 2                      | 3.340m x 2.435m | 11'0" x 8'0"   |

### APARTMENT 11

|                                |                 |              |
|--------------------------------|-----------------|--------------|
| Kitchen/Living/<br>Dining Area | 6.565m x 2.906m | 21'6" x 9'6" |
| Bedroom 1                      | 7.500m x 2.672m | 24'7" x 8'9" |
| Bedroom 2                      | 3.585m x 2.365m | 11'9" x 7'9" |

### APARTMENT 12

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 8.965m x 3.812m | 29'5" x 12'6" |
| Bedroom                        | 8.400m x 2.713m | 24'7" x 8'11" |

### APARTMENT 13

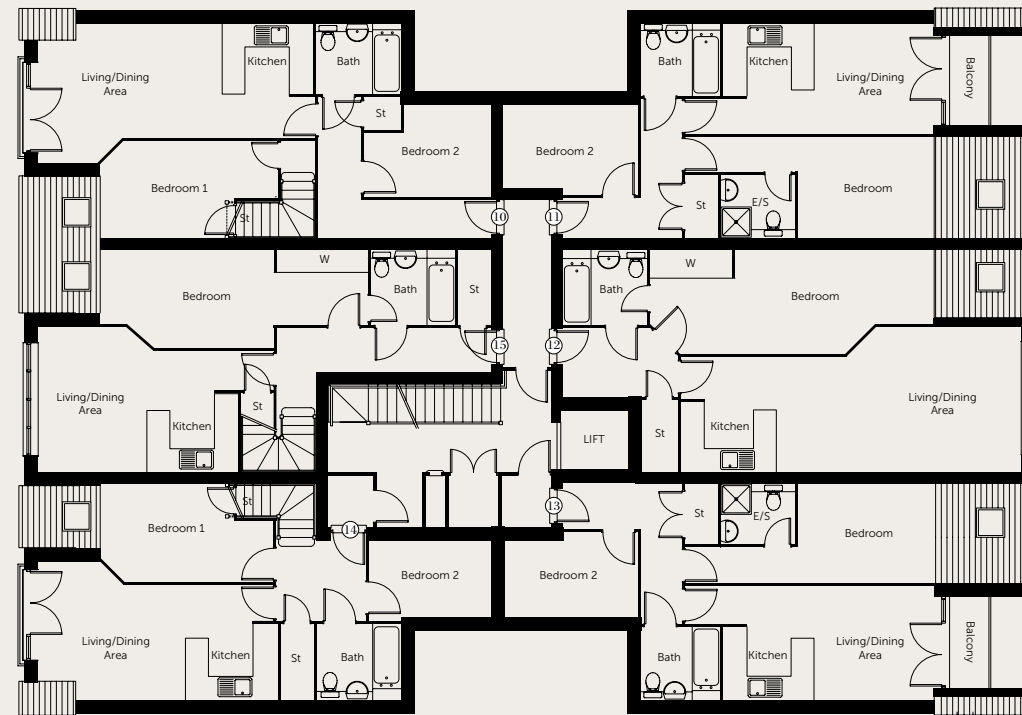
|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 6.517m x 2.990m | 21'5" x 9'10" |
| Bedroom 1                      | 7.604m x 2.613m | 25'0" x 8'7"  |
| Bedroom 2                      | 3.585m x 2.365m | 11'9" x 7'9"  |

### APARTMENT 14

|                                |                 |                |
|--------------------------------|-----------------|----------------|
| Kitchen/Living/<br>Dining Area | 6.317m x 3.625m | 20'9" x 11'11" |
| Bedroom 1                      | 4.550m x 2.563m | 14'11" x 8'5"  |
| Bedroom 2                      | 3.210m x 2.113m | 10'6" x 6'11"  |

### APARTMENT 15

|                                |                 |               |
|--------------------------------|-----------------|---------------|
| Kitchen/Living/<br>Dining Area | 6.200m x 3.825m | 20'4" x 12'7" |
| Bedroom 1                      | 7.060m x 2.563m | 23'2" x 8'5"  |

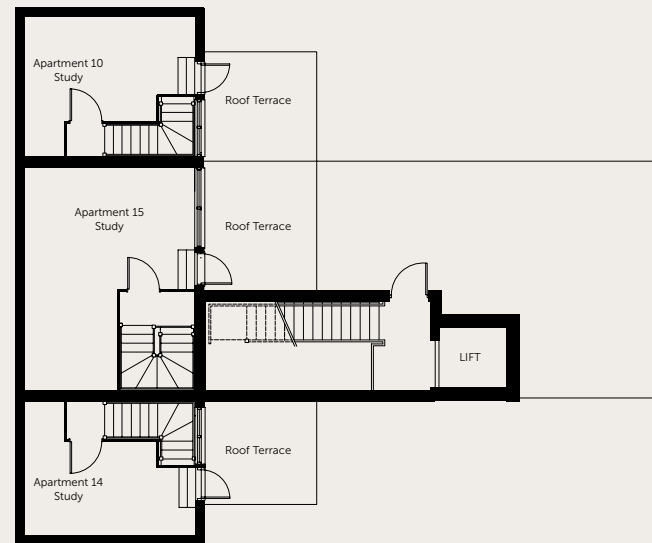


Dimensions measured to maximum point. Dimensions are intended for guidance only and vary by plus or minus 7.6cm/3". Please note kitchen layouts are indicative only, please see Sales Adviser for details.



# 3<sup>RD</sup>

## FLOOR



### APARTMENT 10

Study 4.476m x 3.663m 14'8" x 12'0"

### APARTMENT 14

Study 4.476m x 3.513m 14'8" x 11'6"

### APARTMENT 15

Study 5.825m x 4.476m 19'1" x 14'8"

Dimensions measured to maximum point. Dimensions are intended for guidance only and vary by plus or minus 7.6cm/3".  
Please note kitchen layouts are indicative only, please see Sales Adviser for details.



INTERIORS THAT

# INSPIRE



## **KITCHENS**

Comprehensively equipped contemporary kitchen featuring a range of appliances including oven, hob and cooker hood, integrated fridge and freezer, dishwasher and washer dryer with reconstituted stone worktop.

## **BATHROOMS AND EN SUITES**

Fitted with white suites including shower bath with glazed screen to main bathroom and shower tray and screen to en-suites with chrome brassware and a chrome ladder towel rail. Full tiling to both bathroom and en-suites.

## **FLOOR FINISHES**

Ceramic tiles by Porcelanosa to the floors of all bathrooms and en-suites. Oak laminate wood flooring to kitchen/living area and hall and choice of colour carpet to all other areas.

## **INTERNAL DOORS**

Oak veneer wood doors with chrome door furniture.

## **WALLS, CEILINGS & PAINTED WOODWORK**

Emulsion finish to plaster boarded walls and ceilings. Skirtings and architrave square section painted white.

## **HEATING, INSULATION & ENVIRONMENTAL**

An energy efficient combination boiler providing gas central heating and hot water is installed with thermostatic radiators to all main rooms. Grey uPVC double glazed external doors and windows to all rooms. An electric shower to all en-suites.

## **ELECTRICAL**

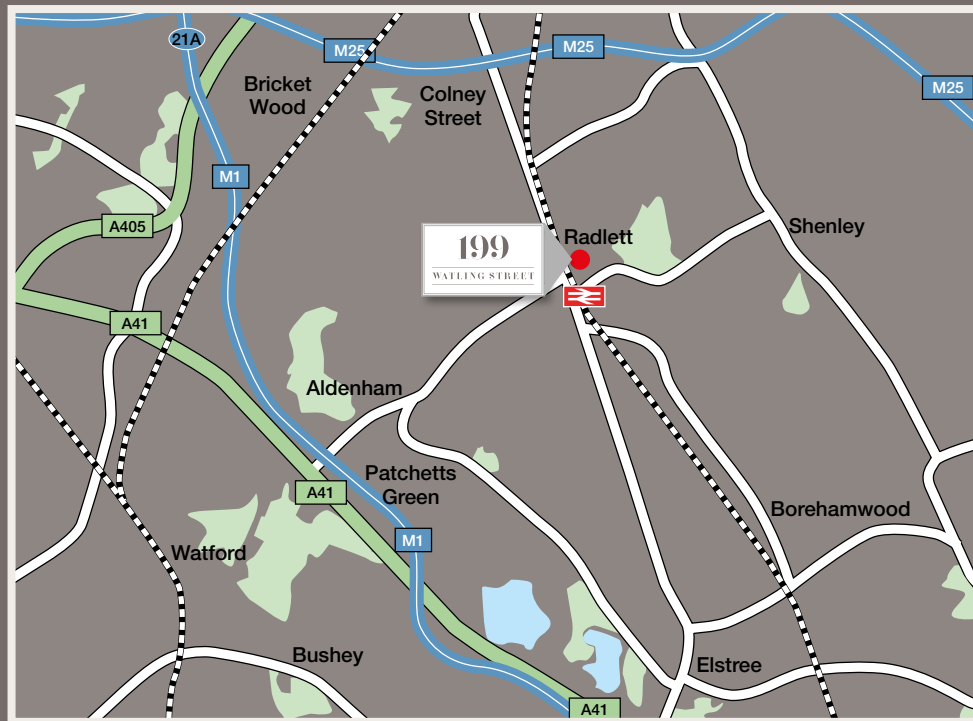
LED down lighters throughout with dimmer switches to living room and bedroom one. Video entry system is provided to all plots. All properties are pre-wired for an alarm system. All properties benefit from BT and TV points in the living room and main bedroom and are pre-wired for Sky Multi Room and Cable, subject to subscription to living room and main bedroom. Apartments have the benefit of a communal satellite dish.

Photography of previous Beverley Homes interiors/specification

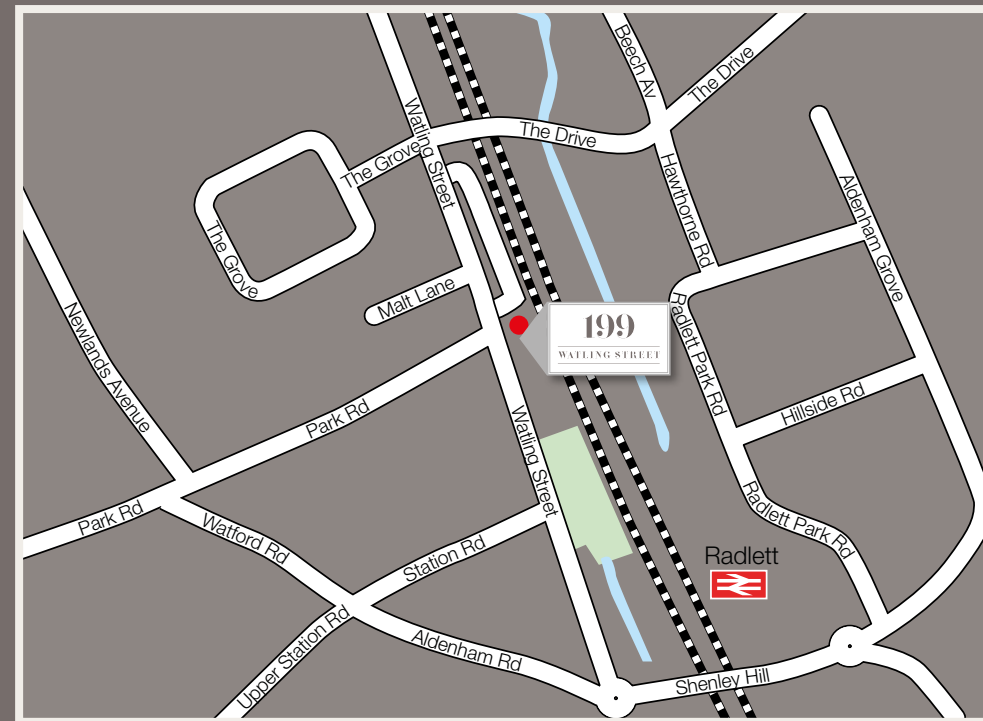
# 199

## WATLING STREET

199 WATLING STREET, RADLETT, HERTFORDSHIRE WD7 7NQ



Area map



Local map



It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. All internal and external photography of properties depict previous developments. Other photographs are of the local area or are indicative lifestyle images. 04/16 158171 Designed and produced by thinkBDW 01206 546965.