



Exceptional luxury apartment in Wall Hall Development.

Flat 3, South Lawns, Holbrook Gardens, Aldenham, Hertfordshire, WD25 8AU

Leasehold

savills

Prestigious development set in 55 acres • Two allocated parking spaces • Underfloor heating • Excellent decorative order • Gym and tennis courts • Fine Southerly facing views

Local information

Wall Hall is located in the pretty village of Aldenham near Radlett and Watford, providing both good motorway access to the M1, A41 and M25 and transport links to the mainline station in Radlett approx 2.8 miles and Watford tube station approx. 4.7 miles away.

Excellent schooling both state and private are nearby including Aldenham, Haberdashers Aske's (boys and girls), Radlett Preparatory School and Watford Grammar School.

About this property

South Lawns is an exceptional first floor apartment set in the prestigious Wall Hall development built by Octagon Homes on the edge of Aldenham village.

Once a former university campus, Wall Hall is an impressive 55 acre private estate that features a Grade II listed mansion and a limited number of sympathetically designed new homes in grounds originally laid out by the eminent landscape architect Humphry Repton. The development offers residents an enviable lifestyle with village green, purpose built gymnasium and tennis courts, children's play park and communal meeting house where residents can hold parties, functions and business meetings.

The apartment is accessed by stairs from the attractive communal hallway and has underfloor heating under either tiled or engineered wood flooring throughout. Approaching 2200 sq ft in size, the property is twice the size of typical three bedroom properties with each room offering generous space. The hallway has two storage cupboards and an opulent guest wc. The sitting room has a coal effect gas fire and in keeping with most rooms, fine Southerly views over the grounds. The kitchen has been refitted by the present owners and offers substantial cupboard space with island unit and integrated Neff appliances.

The principle bedroom has an ensuite bathroom with both bath and shower cubicle while the second bedroom has an ensuite shower room. The third bedroom is also a double bedroom. There are two allocated parking spaces next to the property.

Tenure

Leasehold

Local Authority

Hertsmere Borough

EPC rating = B

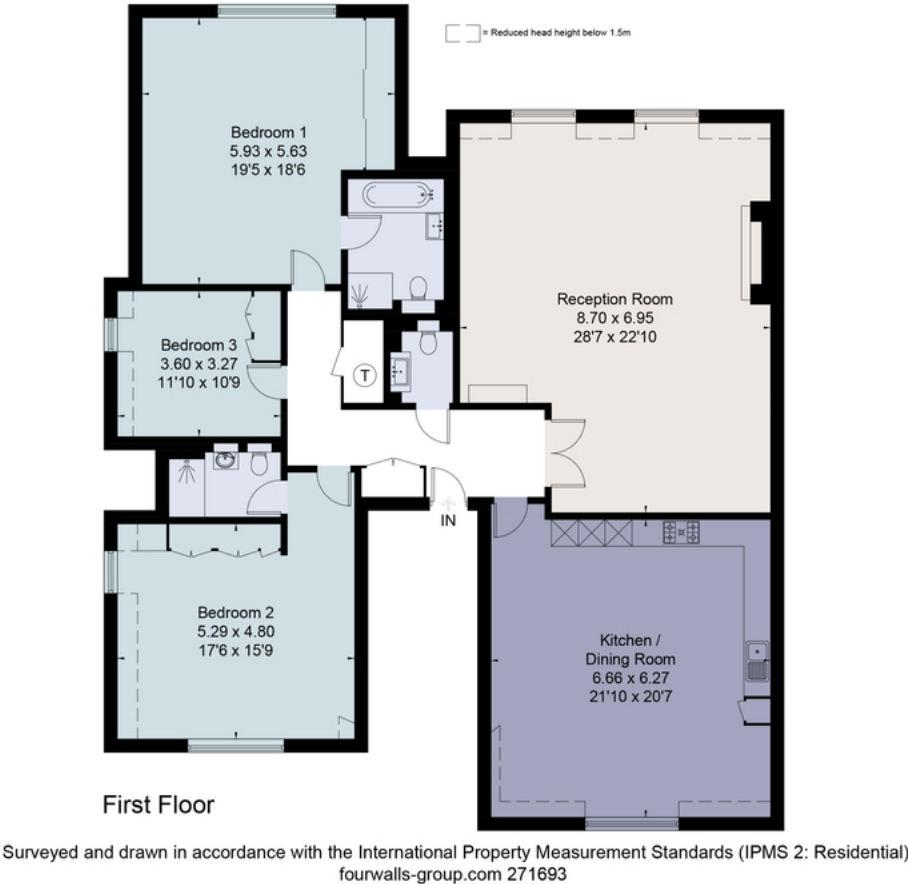
Viewing


Strictly by appointment with Savills





Approximate Area = 204 sq m / 2196 sq ft
Including Limited Use Area (7.5 sq m / 81 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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