



# High Firs

## Penthouses

Radlett Hertfordshire





The computer-generated images of the development shown in this brochure are subject to planning permission and therefore may vary during construction.



# High Firs

## Penthouses

A new development of four luxury duplex penthouses combining the latest in modernity with the leafy maturity of Gills Hill and Radlett village

Located within a few minutes walk of the High Street, the station and only 15 miles from the City of London and the delights of London's West End.



## Elegance and comfort

A unique development of four newly built duplex penthouses built atop 'High Firs', a wonderfully located refurbished apartment building complete with new lifts, underground parking for two cars ample visitors parking and set in newly landscaped but mature grounds of approximately 2 acres.

So close to all local amenities, yet quiet and secluded in a residential road, each of the High Firs Penthouses have been uniquely designed with bespoke interiors to suit the most discerning of purchasers.



Computer Generated Image





Computer Generated Images



Each penthouse features impressive entertaining space with generous room sizes and a modern layout.



Level one boasts large terraces with far reaching tree top views over the surrounding area, great for those summer evenings.

A crafted staircase up to Level 2 and the sumptuous master suite with en suite, dressing area and a private sun terrace.







Computer Generated Images







Computer Generated Image

Your new home will have a 12 year insurance-backed structural guarantee and a two-year aftercare service.

New lifts provide direct access from the penthouses to the secure underground garage where there are two allocated car parking spaces plus external generous visitor parking.



Secure, secluded, peaceful, wooded gardens and landscaped grounds

Plan not to scale. For identification only.





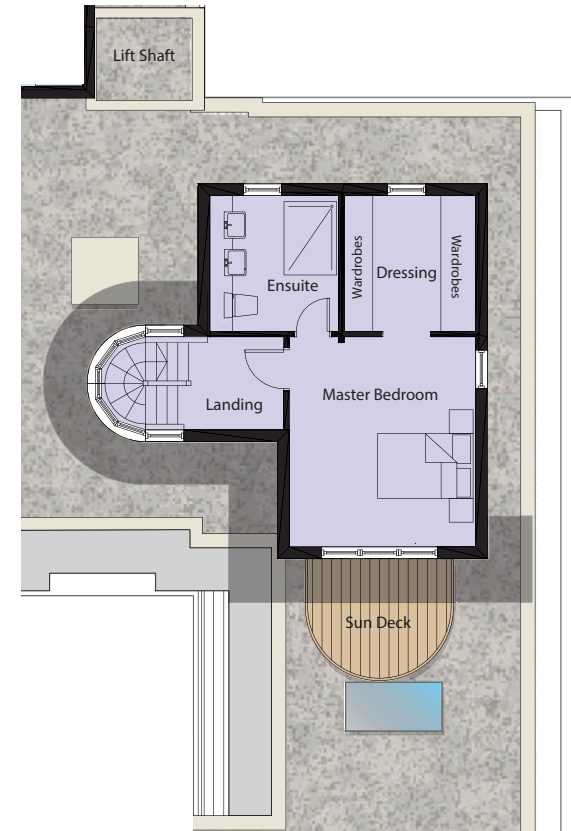
Level One



Level Two



Level One



Level Two

**PENTHOUSE ONE - sq m / sq ft**

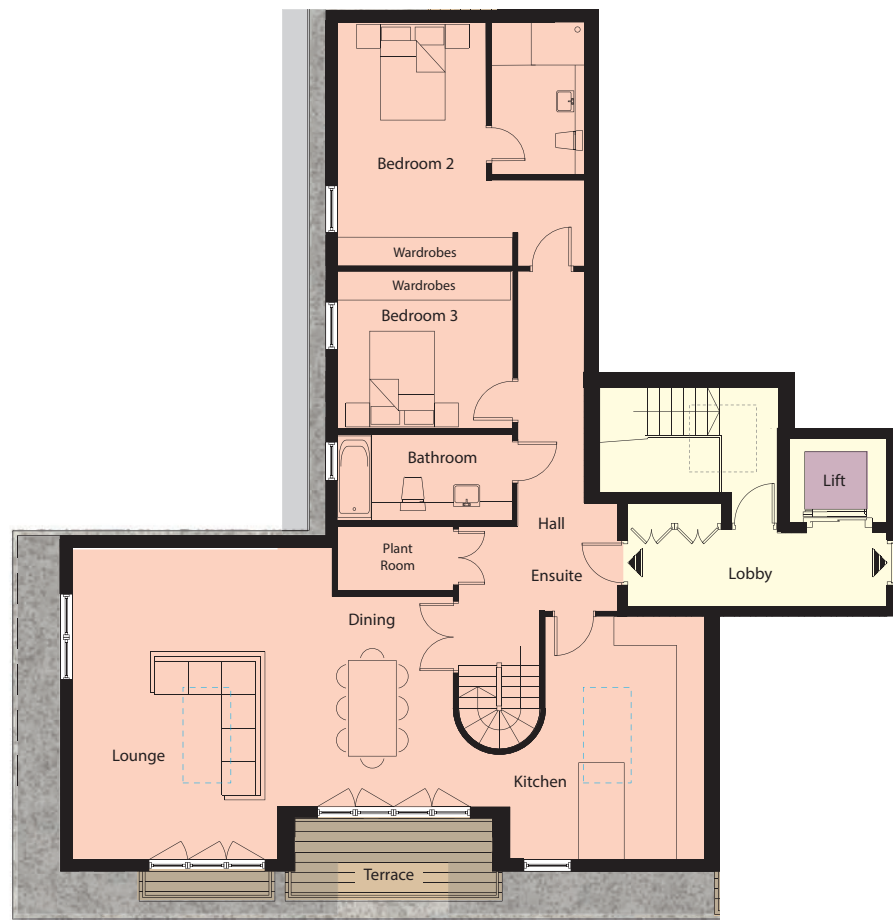
Lounge	6.83 x 6.67m	22'5" x 21'10"
Kitchen / Dining	7.46 x 6.66m	24'6" x 21'10"
Bedroom 2	4.04 x 3.77m	13'3" x 12'4"
En suite	2.20 x 2.02m	7'3" x 6'7"
Bedroom 3	4.04 x 3.35m	13'3" x 11'0"
Bathroom	2.88 x 2.33m	9'5" x 7'8"
Master Bedroom	5.11 x 4.87m	16'9" x 16'0"
En suite	4.30 x 3.70m	14'1" x 12'2"
Dressing	3.80 x 3.09m	12'6" x 10'1"

**PENTHOUSE TWO - 139.5 sq m / 1,502 sq ft**

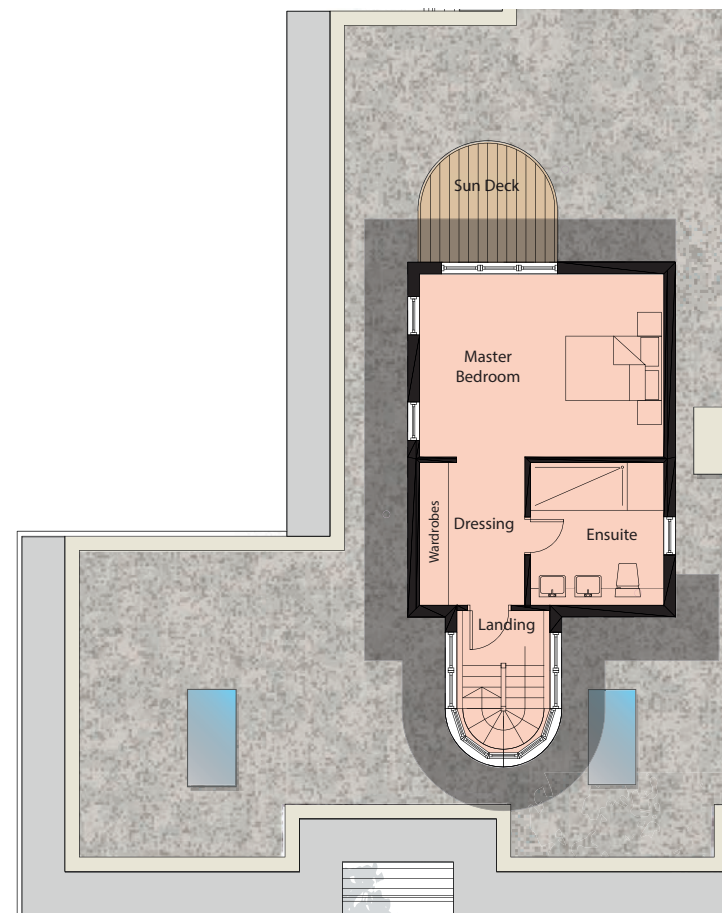
Lounge	5.02 x 4.20m	16'6" x 13'10"
Dining	5.02 x 3.80m	16'6" x 12'6"
Kitchen	3.66 x 2.83m	12'0" x 9'3"
Study	3.99 x 3.80m	13'1" x 12'6"
Bedroom 2	3.67 x 3.53m	12'1" x 11'7"
Bathroom	2.26 x 2.20m	7'5" x 7'3"
Master Bedroom	4.39 x 3.89m	14'5" x 12'9"
En suite	2.83 x 2.69m	9'4" x 8'10"
Dressing	2.83 x 2.75m	9'4" x 9'0"

Plans are for indicative purposes and not to scale. Measurements have been taken from Architect's plans and represent maximum dimensions, including into wardrobe areas.





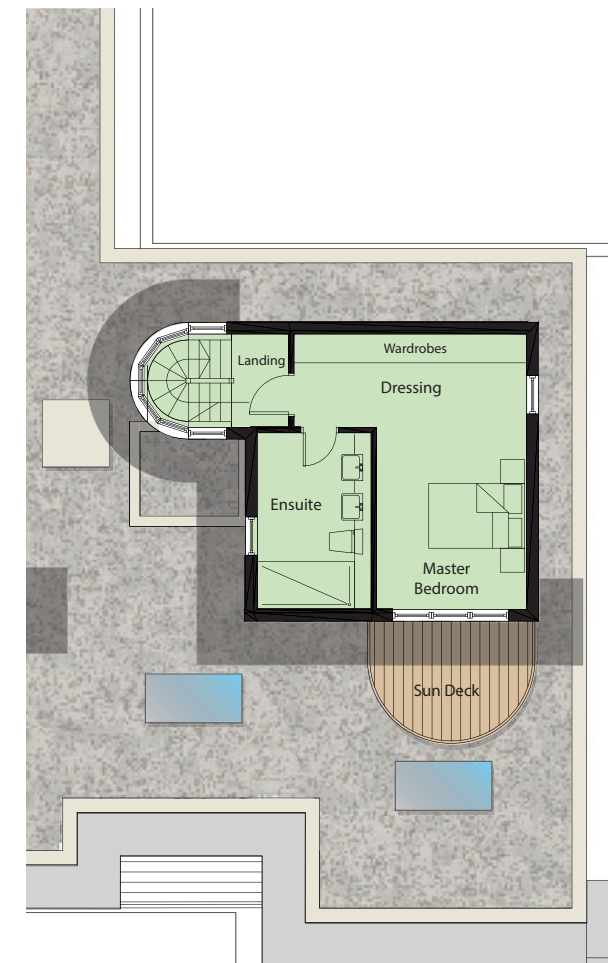
Level One



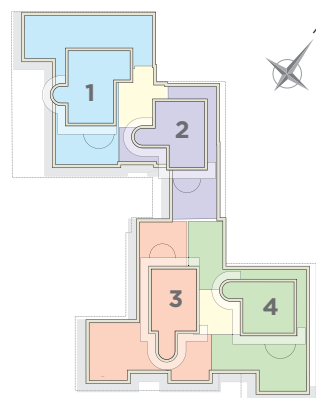
Level Two



Level One



Level Two



### PENTHOUSE THREE - 156.1 sq m / 1,680 sq ft

Lounge/Dining	9.15 x 6.52m	30'0" x 21'5"
Kitchen	5.07 x 4.08m	16'8" x 13'5"
Bedroom 2	5.16 x 5.10m	16'11" x 16'9"
En suite	3.19 x 1.95m	10'6" x 6'5"
Bedroom 3	3.65 x 3.30m	12'0" x 10'10"
Bathroom	3.65 x 1.79m	12'0" x 5'10"
Master Bedroom	5.11 x 3.83m	16'9" x 12'7"
En suite	2.98 x 2.79m	9'9" x 9'2"
Dressing	2.98 x 2.20m	9'9" x 7'3"

### PENTHOUSE FOUR - 135.9 sq m / 1,463 sq ft

Lounge / Dining	8.53 x 5.38m	28'0" x 17'8"
Kitchen	5.10 x 3.98m	16'9" x 13'1"
Bedroom 2	7.30 x 3.84m	23'11" x 12'7"
En suite	3.74 x 2.15 m	12'3" x 7'1"
Bedroom 3	4.93 x 3.01m	16'2" x 9'11"
Bathroom	2.25 x 2.24m	7'5" x 7'4"
Master Bedroom	3.80 x 3.13m	12'6" x 10'3"
En suite	3.69 x 2.37m	8'10" x 7'9"
Dressing	4.86 x 1.95m	15'1" x 6'5"

Plans are for indicative purposes and not to scale. Measurements have been taken from Architect's plans and represent maximum dimensions, including into wardrobe areas.



Built by Griggs Homes, the construction specification and finishes have been purposely thought through to create comfortable yet stylish homes

**General**

- 12-year structural warranty
- Three bedrooms including the upper floor master bedroom with en suite
- Bespoke curved staircases
- Kitchen, family bathroom, dining room and living room
- Highly insulated glazing to windows and doors
- Smoke alarms in the hall and landings
- Central satellite system
- Brushed stainless steel light switches, sockets and dimmers
- BT points to all bedrooms, living room, kitchen and dining room
- Heat alarm in the kitchen
- Video entry handset
- CCTV security cameras

**Hallway/Landings**

- Porcelain floor tiles
- Movement sensitive lighting

**Living Room and Dining Room**

- Engineered timber flooring
- LED directional downlights
- Bi-fold doors to third floor patios

**Kitchen**

- Designer kitchen fittings and layout
- Bespoke sink and work surface
- Porcelain floor tiles
- High specification oven with induction hob
- Miele/Siemens fridge freezer, dishwasher and washing machine

**Bedrooms**

- Wardrobes with soft-closing doors
- Carpet and wood floors in bedrooms
- LED downlights
- Patio doors to master bedrooms

**Bathroom/Cloakroom/En-suites**

- Bespoke baths, basins and vanity units
- Grohe and Hansgrohe taps and shower heads
- White wall hung WC's with 'soft-close' seats
- Glazed 'walk-in' shower
- Heated steel towel rails
- Fully tiled bathrooms

**Plant Rooms**

- AV cupboard with provision for multi-room audio
- Cylinder cupboard and hot water storage

**Patios and Sun Deck**

- External feature lighting
- Clear and frosted glass balustrading
- Mirror finish stainless steel handrails and posts
- Composite Cedar timber decking

**Exterior**

- Permarock through-coloured render
- Triple-glazed windows and doors
- Rationel composite timber/aluminium windows and doors
- Brise Soleil to penthouse elevations

Please note that this is an general indicative specification, it may vary during construction.



Indicative photographs to show style only.





## A desirable place to live

Radlett is a popular village in Hertfordshire surrounded by beautiful countryside, yet it's close proximity to London and excellent motorway and transport links make it an ideal location. The high street offers a great selection of shops and cafés. There are many places of worship in the Village, as well as numerous leisure facilities. Proximity to outstanding state and private educational provision for all ages.

The centre of Radlett, offering a range of both convenience and boutique shops, is a 400 metre walk away. The popular Battler's Green rural shopping village, just a mile up the hill, provides farm fresh food, style and fashion goods plus a fitness club.

The railway station offering regular services into St Pancras International (25 minutes) for connection to regional rail networks and London Underground.

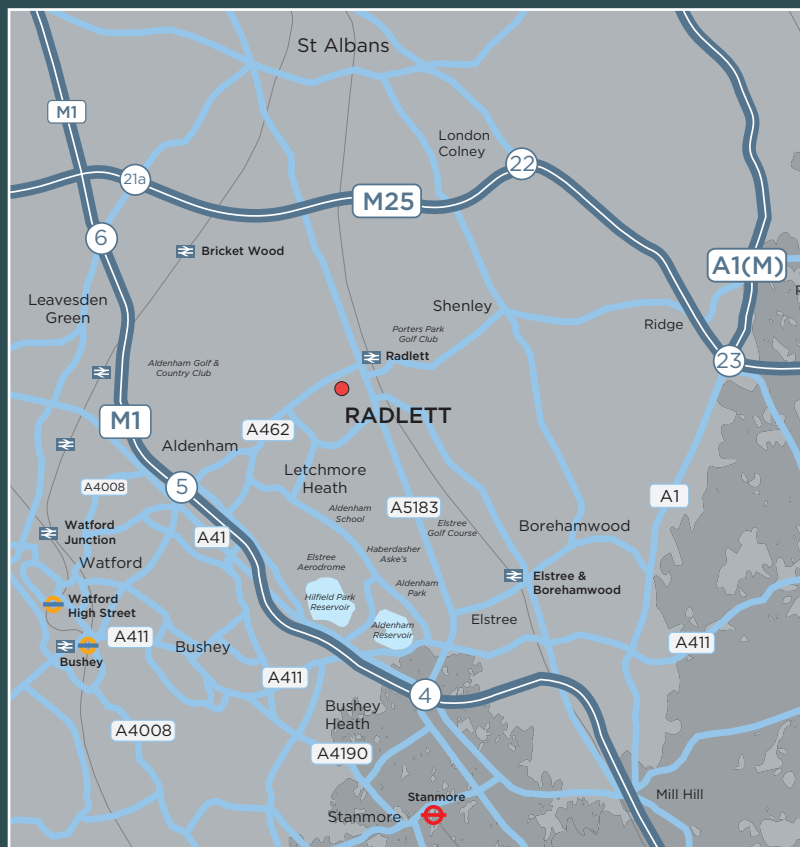
The area is well provided for in terms of sports and leisure, with cricket, rugby, lawn tennis and squash clubs, as well as Porters Park Golf Club. This is complemented by an array of productions, concerts and exhibitions hosted at The Radlett Centre auditorium and more than a dozen pubs, restaurants and cafés.


Prestigious schools such as Haberdasher's Askes, Aldenham, Edge Grove, North London Collegiate, Manor Lodge, Radlett Prep and Yavneh College are all a short car journey away.

Arguably, one of Radlett's greatest advantages are its superb transport links; both the M25 and M1 motorways are within 4 miles, making it possible to reach Stansted, Luton or Heathrow airports within 40 minutes. Likewise, excellent rail links from Radlett and the nearby Watford Junction offer rapid services into central London, St Albans City, and the North of England.







	M1 (Junction 5)	2.8 miles
	M25 (Junction 22)	4 miles
	intu Watford Shopping Centre	4.5 miles
	St Albans	6 miles
	Brent Cross Shopping Centre	11 miles
	West End	16 miles
	City of London	19 miles

	Radlett Station (First Capital Connect)	
	St Pancras International	25 mins
	City Thameslink	34 mins
	St Albans	6 mins
	Luton Airport Parkway	18 mins

	Watford Junction Station (London Midland)	
	London Euston	18 mins
	Milton Keynes	21 mins

	Luton Airport (via M1)	18 miles
	Heathrow Airport (via M25/M4)	25 miles
	Stansted Airport (via M25/M11)	41 miles

All times and distances are approximate.

A development by

  
**High Firs**  
 Penthouses  
 Limited

Sole Selling Agent

**VILLAGE**  
 ESTATES  
**01923 852434**

70D Watling Street, Radlett WD7 7NP  
[www.village-estates.co.uk](http://www.village-estates.co.uk)

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