



Newlands Avenue, Radlett **WD7**

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Guide price: £20,000 per calendar month

Furniture: Available unfurnished

Tenancy available from: 8th January 2024

Minimum length of tenancy: 12 months

Deposit: Deposit: £27,692

Local authority: Hertsmere Borough Council

Council tax band: H



Situated on Newlands Avenue, one of Radlett's most prestigious roads, this exceptional detached family home has been beautifully designed and meticulously maintained.

As you enter the property, you have a galleried entrance hall leading, an exceptional open plan "Roundhouse" kitchen with Gaggenau/Miele appliances, a breakfast area, dining room, a lounge, a study and a second office/playroom. This impressive space features bi-fold and French doors, an integrated double garage, a downstairs WC, a walk-in coat/boot room, and a utility room/pantry.

The first floor comprises a principal suite with a Juliet balcony, a stunning dressing room with designer built-in wardrobes, and an en suite bathroom featuring dual sinks, a freestanding bath, a large walk-in shower, and a WC. There is also a family bathroom, a shower room, and a laundry room on this floor. On the second floor, you will find a spacious 29' double-aspect cinema and games room, another bedroom with a separate lounge, a spectacular window overlooking the rear garden, an en suite shower room, and a guest WC.

The garden is breathtaking, stretching 180 feet in length and featuring a patio, mature shrubs, a bespoke hand-crafted children's tree house, a large heated pool and a pool house/gym. The front of the property is accessed via a secure double gated carriage driveway, providing ample off-street parking for up to 7 cars.

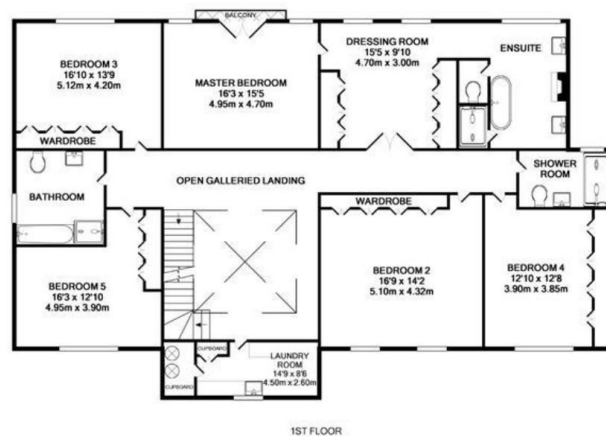
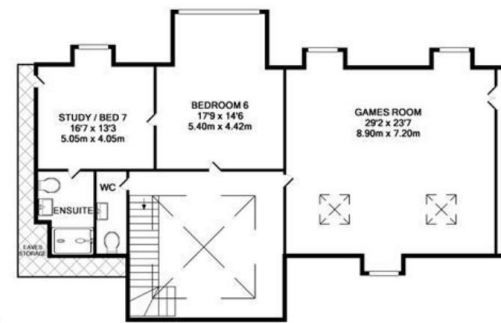
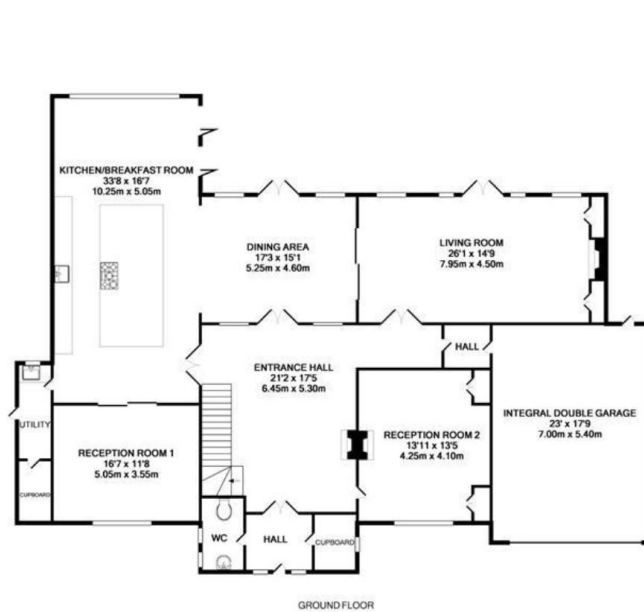
Further benefits include air-conditioning, Rako lighting, Sonos audio, external security cameras, and underfloor heating.

Additionally, Newlands Avenue offers an exclusive 24-hours-a-day private security patrol to provide valuable peace of mind.

Newlands Avenue is located within walking distance of Radlett's Thames Link station, Radlett High Street's shops, restaurants & deli's. Locally placed state and private schools include Newberries primary school, Haberdashers, Radlett Prep and Yavneh College.







TOTAL APPROX. FLOOR AREA 7320 SQ. FT. (680.0 SQ. M.)
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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated December 2023. Photographs and videos dated December 2021.

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