

The background of the entire image is a repeating geometric pattern of vertical, pointed shapes in various shades of teal and blue. In the center, there is a white-bordered square with a green-to-teal gradient background.

THE
CLARENDON

WATFORD

DEVELOPMENT OVERVIEW

A 25-storey development of 168 exquisite private residences comprising a variety of studio, one and two bed apartments and a selection of penthouses each boasting high-specification interiors.

ADDRESS

37-39 Clarendon Road
Watford
WD17 1JA

DEVELOPER

Regal London

ARCHITECT

Fraser Brown Mackenna Architects

BUILDING WARRANTY

10 Years Building Warranty

LOCAL AUTHORITY

Watford Borough Council

TENURE

999 Year Leasehold

ANTICIPATED COMPLETION

Q2/Q3 2024

SERVICE CHARGE

Est £2.40psf

GROUND RENT

N/A

APARTMENT AREA

Approx. 404 sqft – 1,207 sqft

PARKING

£20,000 (by separate negotiation)

7

MINUTE WALK TO
WATFORD JUNCTION
TRAIN STATION

8

EIGHT GREEN PARKS
WITHIN WALKING
DISTANCE



A GREAT SELECTION OF SHOPS AND RESTAURANTS
CAN BE FOUND JUST FIVE MINUTES WALK AWAY
FROM THE CLARENDON



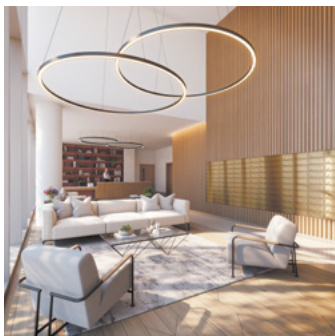
WATFORD BOROUGH COUNCIL PLANS TO
INVEST MORE THAN £1.5 BILLION OVER THE NEXT
10 TO 15 YEARS WITH THE AIM OF CREATING
THOUSANDS OF NEW HOMES AND JOBS



RESIDENTIAL APARTMENTS



RESIDENTS' FACILITIES



Residents Concierge



Cinema Room



7th Floor Roof Terrace



25th Floor Sky Garden



Residents Gymnasium

RESIDENTS WILL ALSO HAVE ACCESS TO SECURE CYCLE STORAGE AND A CAFE

EXPLORE YOUR SURROUNDINGS



HERTFORDSHIRE BOASTS
8 MICHELIN RATED
RESTAURANTS.

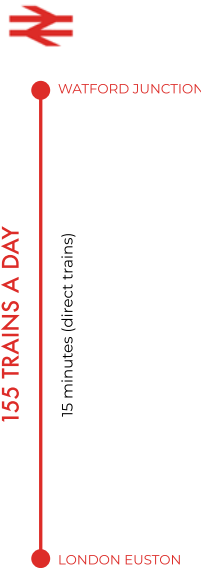
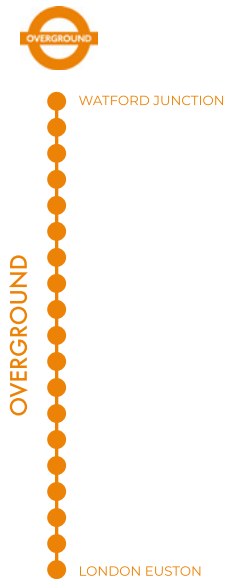
HOME TO MORE THAN 300 LISTED
BUILDINGS AND MORE THAN 300
HECTARES OF PUBLIC OPEN SPACES.

A GOLFER'S PARADISE
WITH 77 COURSES
IN THE COUNTY.

CONNECTED TO THE CITY AND BEYOND



- LONDON LUTON AIRPORT
23 minutes by car
- LONDON HEATHROW AIRPORT
25 minutes by car
- LONDON STANSTEAD AIRPORT
50 minutes by car



15 MINUTE
TRAIN FROM LONDON EUSTON

SPECIFICATION

HALLWAY

- ◆ High security entrance door with multi-point locking and door viewer
- ◆ Video entry smart panel
- ◆ Engineered oak flooring
- ◆ White painted finish to skirtings and architraves

LIVING/DINING

- ◆ Engineered oak flooring
- ◆ White painted finish to skirtings and architraves
- ◆ Media plate
- ◆ Recessed LED downlights with warm white lamps

PENTHOUSE APARTMENTS – LEVELS 22, 23 & 24:

- ◆ Sonos sound system in living room & master bedroom
- ◆ Engineered oak flooring in a Herringbone design

KITCHEN

- ◆ High quality German kitchen units with handleless design
- ◆ Base units in white, contrasting wall cabinets in Pine laminate
- ◆ Contemporary tiled splashback throughout
- ◆ Quartz stone worktop, honed finish
- ◆ Drainer grooves in worktop (2 & 3 bed apartments)
- ◆ Smeg 4-ring hob, multi-function oven and extractor
- ◆ Smeg microwave (2 & 3 bed apartments)
- ◆ Integrated appliances: fridge freezer, dishwasher
- ◆ Satin chrome kitchen tap and satin stainless steel under-mounted sink

PENTHOUSE APARTMENTS – LEVELS 22, 23 & 24:

- ◆ Shaker style kitchen units with contemporary handles
- ◆ Blue-grey stained oak finish
- ◆ Herringbone tiled splashback
- ◆ Quartz stone worktop with draining grooves
- ◆ 5-ring induction hob
- ◆ Integrated wine cooler
- ◆ Microwave

BEDROOM

- ◆ High quality fitted carpet with underlay in all bedrooms
- ◆ Fitted wardrobes with hanging rails, shelves and drawers to bedroom 1 only
- ◆ Media plate to master bedroom

PENTHOUSE APARTMENTS – LEVELS 22, 23 & 24:

- ◆ Fitted wardrobes with hanging rails, shelves, and drawers in Bedroom 1 & Bedroom 2 only

BATHROOM / EN-SUITE

- ◆ Contemporary white sanitaryware
- ◆ Porcelain wall tiles to bath and shower areas
- ◆ Contemporary black brassware
- ◆ Porcelain floor tiles
- ◆ Ceramic tiled feature wall
- ◆ Glass shower and bath screens
- ◆ Matt black towel rail
- ◆ Mirrored wall cabinet with LED light below

PENTHOUSE APARTMENTS – LEVELS 22, 23 & 24:

- ◆ Marble effect porcelain floor tiles
- ◆ Marble effect porcelain wall tiles to bath and shower
- ◆ Mirrored wall cabinet with LED light below

GENERAL

- ◆ Double glazed windows
- ◆ White paint finish to walls and ceilings
- ◆ Underfloor heating
- ◆ Recessed LED downlighters to all rooms
- ◆ Satin chrome ironmongery
- ◆ Satin chrome sockets and switches to kitchens
- ◆ White sockets and switches elsewhere
- ◆ Solid core timber internal doors with satin white lacquer finish
- ◆ Built-in utility cupboard with washer/dryer

COMMUNAL

- ◆ Concierge and residents' lounge
- ◆ 7th floor landscaped roof/yoga garden
- ◆ 25th floor landscaped sky garden
- ◆ Gymnasium
- ◆ Cinema
- ◆ CCTV to entrance and common areas
- ◆ Integrated building fire detection system



TERMS OF PAYMENT

£2,500 Reservation Deposit is paid on reservation
Valid ID and proof of address required
10% of the purchase price on exchange of contracts
10% of the purchase price due 6 months from exchange
80% of purchase price on completion
Completion Q2/Q3 2024

VENDOR'S SOLICITORS

Jodie Campbell
Winkworth Sherwood
Minerva House, 5 Montague Close, SE1 9BB
+44 (0)20 3735 1928
jcampbell@wslaw.co.uk



REGAL

LONDON

All information is correct at the time of printing.
Images / CGI are indicative only.
T: +44 (0)20 7328 7171
E: sales@regal-london.co.uk