



**Connells**

The Clarendon The Clarendon  
Watford





## Property Description

This Stylish apartment has a south facing aspect with floor-to-ceiling windows, German handleless kitchen units, underfloor heating & a luxury bathroom. With state-of-the-art amenities, including a gym, cinema, 2 x sky gardens & concierge.

The Clarendon by Regal London offers an exclusive collection of apartments in Watford designed to infuse a touch of London's vibrant energy into Watford. Incorporating open plan layouts and exceptional quality finishes throughout, complete with outstanding facilities, offering the perfect ownership and investment opportunity.

An exquisite collection of 168 private residences, consisting of studios, 1 bedroom, 2 bedroom and penthouse apartments all boasting high specifications. Each home has been thoughtfully designed to maximise the use of space with an emphasis on natural light with bespoke handleless German kitchens, SMART integrated appliances and engineered oak flooring with underfloor heating throughout all apartments.

## Landmark Living In Watford

Elevating the skyline, The Clarendon is set to be one of the tallest residential landmarks in Watford. Residents will relish exclusive access to two breath taking sky gardens, on the 7th and 25th floors, along with state-of-the-art facilities including a gymnasium, cinema, club lounge, and café. The concierge service ensures convenience and security, while the dedicated cycle storage caters to active lifestyles. All the penthouses boast high-specification interiors, each with 360-degree views of Hertfordshire's countryside.

## Location Is Everything

Perfectly located just minutes from the heart of London, The Clarendon allows you to experience the best of the Hertfordshire

countryside and enjoy the best of both worlds. Ideal for commuters or socialising in London with friends and family with a direct tube link to the City in just 15 minutes. The Clarendon is just moments from Watford Highstreet with an array of High Street shops, cafés, restaurants, bars & just a 7 mins walk to Watford Junction.

## Local Area

With an outstanding selection of 8 parks there is plenty of outdoor fun for children and adults. Within your new home you will find a private gymnasium for all your workout needs. For those of you who also enjoy exercising in the great outdoors, there are eight green parks within walking distance. There are six great tennis courts in Cassiobury Park and a championship golf course at The Grove as well as 15 other courses within ten miles. And for those who simply enjoy a stroll, there is beautiful countryside all around.

A great mix of nightlife can be found just five minutes' walk away from The Clarendon hosting a variety of bars and restaurants. Humo serves delicious Spanish Tapas and Japanese food with an island cocktail bar and Las Iguanas is a great Latin American Restaurant with an atmosphere to match. The Florist is renowned for its beautiful space, wonderful food and cocktails. For those who enjoy the finer dining experiences, Hertfordshire boasts 8 Michelin-starred restaurants. Whether it is an evening of culture or tasting cuisines from around the globe, you will find a variety of options nearby.

This dynamic blend of urban energy and green spaces make the Clarendon the perfect place to live, work and play.



Add a diverse cultural scene and excellent connectivity, and you have a new standard in well balanced metropolitan living.

## For Peace Of Mind

Lease: 999 year  
Ground Rent: N/A  
Annual Service Charge: estimated and-£2.40/Sq ft per apartment per annum.  
10 year structural build warranty  
Integrated building fire detection system

## Why Move/ Invest In Watford

Located just 15 minutes (direct train) from London Euston  
Watford is undergoing over £1.5billion of investment in the next 10 years  
Estimated rental yields of circa 4% -5%  
30% of people moving to Watford have moved from London in the last 2 years  
Watford's average house price is a third less expensive than the average house price in London  
Population growth in Watford is predicted at 12.5% by 2031  
Watford is a top 20 shopping destination in the UK and includes a mix of boutique and big brands  
Excellent connectivity to major London schools and universities  
Watford comprises of more than 300 hectares of open spaces including parks, tennis courts and a golf course  
Entertainment options on your doorstep include nearby local theatres and The Colosseum  
Watford boasts a variety of craft cafes, artisan outlets and popular restaurants  
Watford is home to Premiership Football Club, Watford FC, as well as the head offices for T.K.Maxx, Ralph Lauren, PricewaterhouseCoopers (PwC) and KPMG

## Amenities - Walking Distance

Palace Theatre | 2 mins  
Cineworld | 6 mins  
Putt Shack | 6 mins

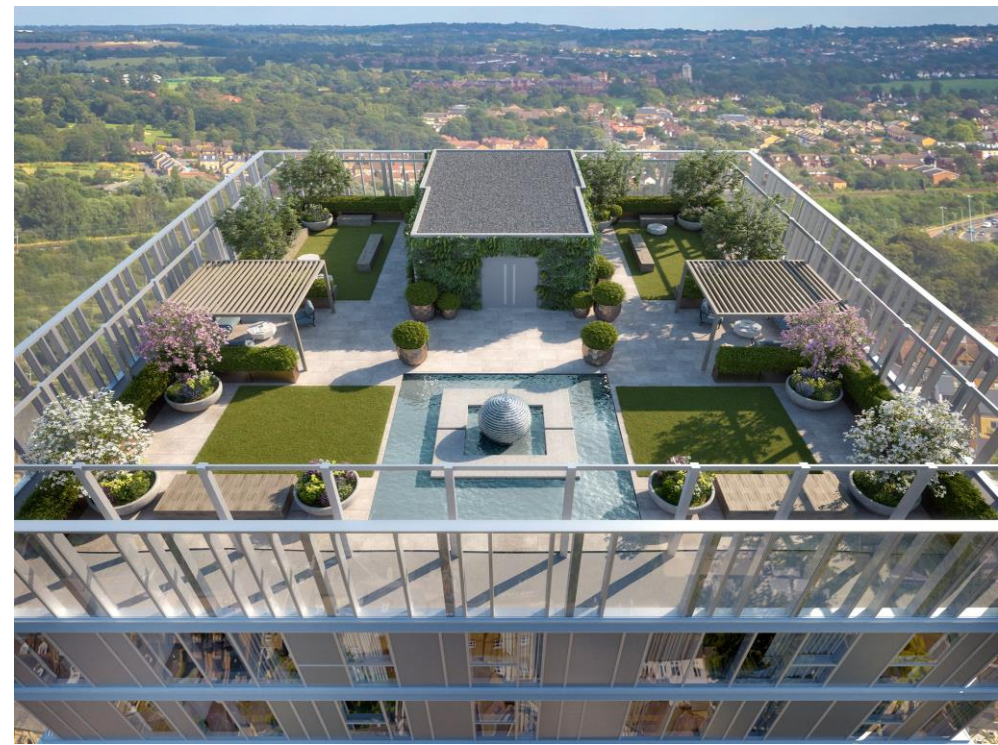
Watford Junction Station | 7 mins  
Marks & Spencer | 8 mins  
Atria Shopping Centre | 8 mins  
Watford High Street Station | 11 mins  
Cassiobury Park | 17 mins  
Watford FC Stadium 17 mins

## Nearby Secondary Schools

Watford Grammar School for Girls - Ofsted rating outstanding  
Watford Grammar School for Boys - Ofsted rating outstanding  
Parmiter's School, Garston - Ofsted rating outstanding  
Rickmansworth School, Rickmansworth - Ofsted rating good\  
Queens' School, Bushey - Ofsted rating good  
Bushey Meads School, Bushey - Ofsted rating good

## Disclaimer

These particulars are compiled with care to give a fair description, but we cannot guarantee their accuracy and they do not constitute an offer or contract. The specification is the anticipated specification but may be subject to change as necessary and without notice. The developer reserves the right to change specifications, designs, floor plans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. All journey times stated are approximate, source google.com, tfl.gov.uk and crossrail.co.uk.





1ST FLOOR  
1 BEDROOM

<b>TOTAL INTERNAL AREA</b>	<b>59.58 SQ M - 641 SQ FT</b>
<b>KITCHEN/LIVING/DINING</b> 3.85M X 8.64M   12'7" X 28'4"	<b>BEDROOM</b> 2.75M X 4.96M   9'0" X 16'3"
<b>BATHROOM</b> 2.20M X 2.00M   7'2" X 6'6"	



To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/WTF313725](https://connells.co.uk/Property/WTF313725)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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