



## The Clarendon, Clarendon Road, Watford, WD17 1JA

**£405 Per Week**

READY FOR OCCUPATION IN EARLY/MID OCTOBER

THE CLARENDON, CLARENDON ROAD, WATFORD WD17  
ONE BEDROOM WITH SECURE UNDERGROUND PARKING SPACE

ONE OF THE TALLEST & MOST LUXURIOUS RESIDENTIAL TOWERS IN THE AREA OFFERING RESIDENTS AMENITIES SUCH AS GYM, CINEMA, 24 HOUR CONCIERGE, CLUB LOUNGE, CAFE & 24 HOUR CONCIERGE SERVICES

A SOUTH/EAST FACING CORNER ONE BEDROOM APARTMENT SET OVER A GENEROUS 650 SQUARE FEET. THIS UNIT IS THE LARGEST ONE BED IN THE BUILDING & BENEFITS FROM ITS OWN SECURE UNDERGROUND PARKING SPACE.

PRICE £405 PER WEEK

- COMPLETING IN OCTOBER
- BRAND NEW
- LOCATED IN THE CENTER OF WATFORD WD17
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- HOTEL STYLE FACILITIES
- ONE BEDROOM APARTMENT WITH OWN PARKING SPACE
- 650 SQ FEET SOUTH/EAST CORNER UNIT
- INCLUDES SECURE PARKING SPACE
- 24 HOUR CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES

**The Clarendon, Clarendon Road, Watford, WD17 1JA**



**1 BED SHOW FLAT PICTURES**



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1 BED SHOW FLAT PICTURES



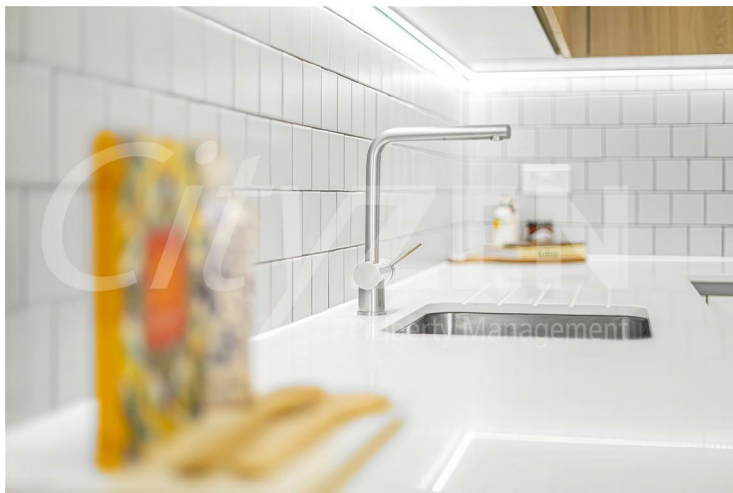
1 BED SHOW FLAT PICTURES



1 BED SHOW FLAT PICTURES



1 BED SHOW FLAT PICTURES



1 BED SHOW FLAT PICTURES



BUILT IN WARDROBES



# The Clarendon, Clarendon Road, Watford, WD17 1JA



ROOF GARDEN



THE CLARENDON



THE CLARENDON



ROOF GARDEN



THE CLARENDON



ROOF GARDEN



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ROOF GARDEN



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ROOF GARDEN



VIEW FROM ROOF GARDEN



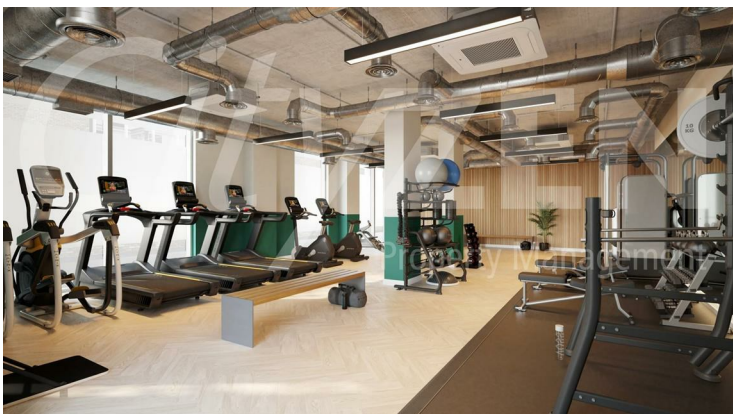
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RESIDENTS LOBBY

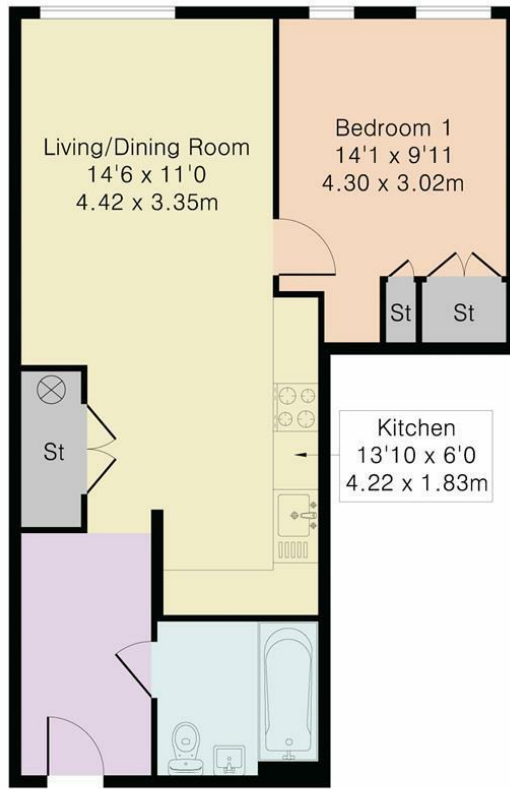


RESIDENTS CINEMA



RESIDENTS GYM

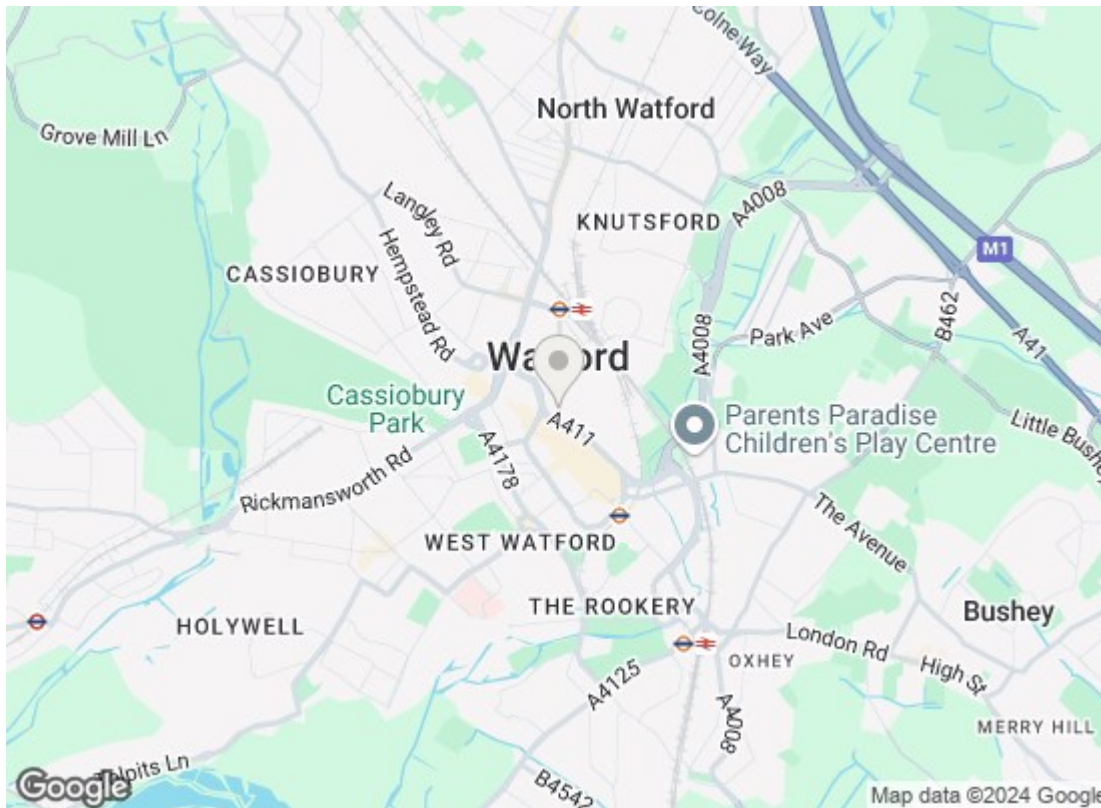
Approximate Gross Internal Area 542 sq ft – 50 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.