



## **37 Clarendon Road, Watford, WD17 1DJ**

**£300 Per Week**

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

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 3RD FLOOR WEST FACING MANHATTAN STYLE SUITE WITH SEPARATE LIVING AND SLEEPING AREAS SET OVER 400 SQUARE FEET

FURNISHED AND AVAILABLE NOW

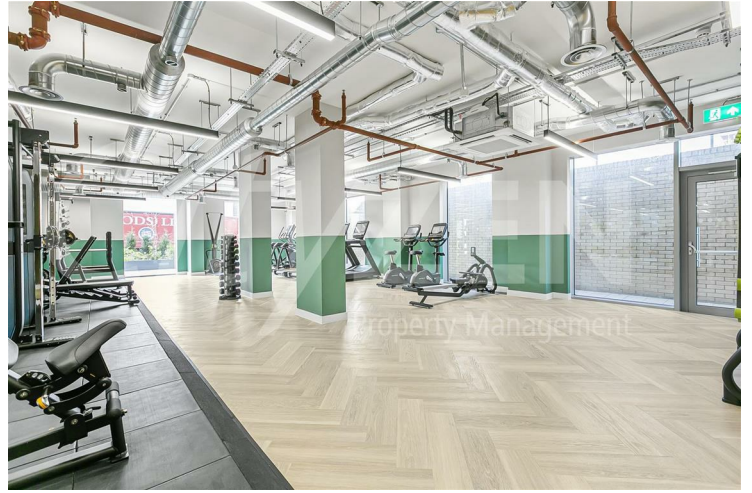
- BRAND NEW APARTMENT
- HOTEL STYLE FACILITIES
- LOCATED ON 3RD FLOOR
- LUXURY KITCHENS AND BATHROOMS
- LOCATED IN THE CENTER OF WATFORD WD17
- 24 HOUR CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- STUDIO SUITE WITH SEPARATED LIVING ROOM & BEDROOM
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- WEST FACING



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ENTRANCE



GYM



ENTRANCE



GYM



CINEMA



THE CLARENDON



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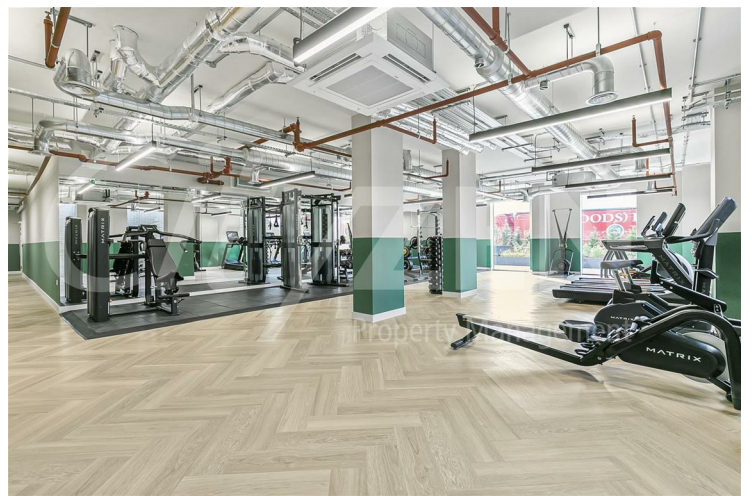
THE CLARENDON



CINEMA



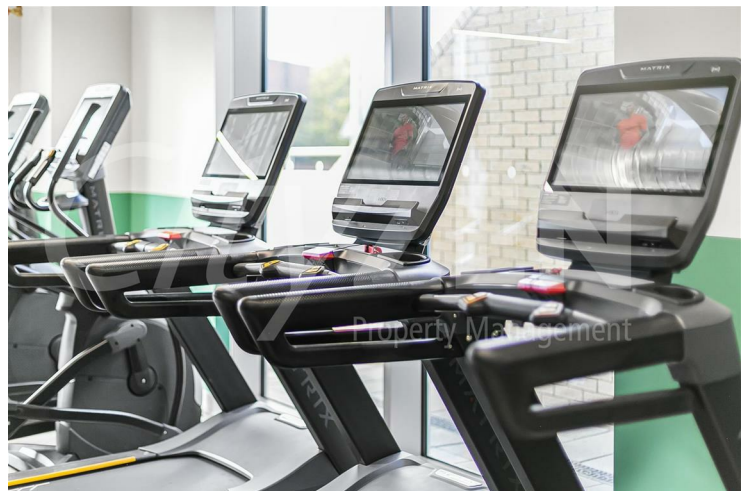
CINEMA



GYM



CINEMA



GYM



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GYM



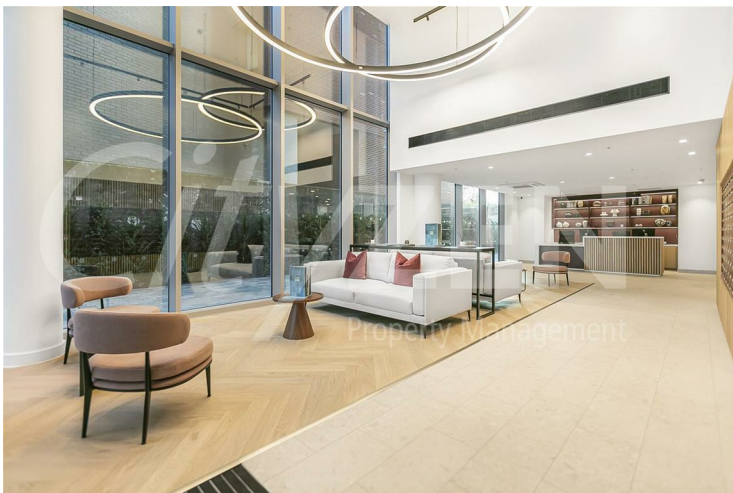
CONCIERGE



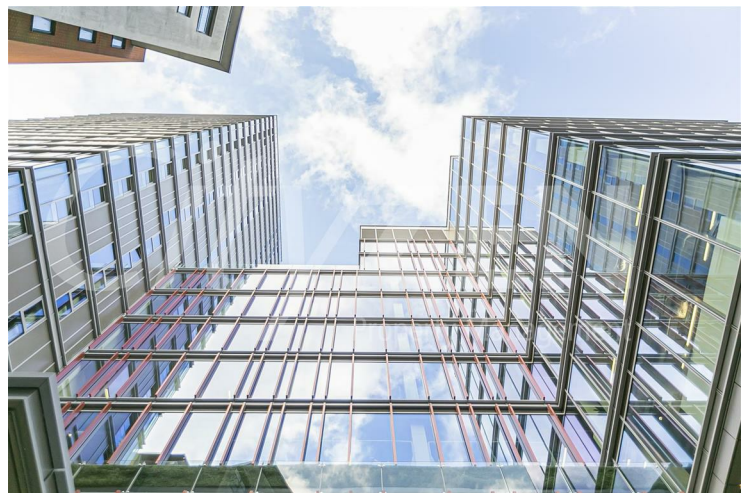
LOBBY



LOBBY



LOBBY



THE CLARENDON



**37 Clarendon Road, Watford, WD17 1DJ**



**ROOF GARDEN**



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**ROOF GARDEN**



**THE CLARENDON**



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# 37 Clarendon Road, Watford, WD17 1DJ



**THE CLARENDON**



**BEDROOM AREA**



**ROOF GARDEN**



**LIVING AREA**



**BATHROOM**



**KITCHEN**



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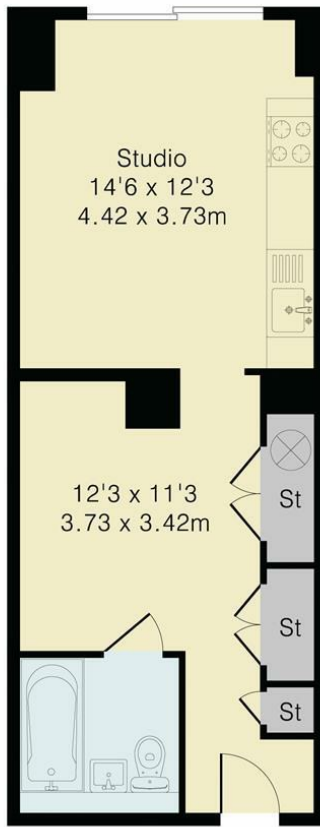
**LIVING AREA**



**BEDROOM AREA**



Approximate Gross Internal Area 404 sq ft - 37 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>	<b>87</b>	<b>87</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		

England & Wales 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		

England & Wales 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.