



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

**£482,000**

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

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

A 20TH FLOOR ONE BEDROOM APARTMENT FOR SALE, SET OVER 540 SQUARE FEET WITH A SOUTH FACING ASPECT.

GROUND RENT £ZERO / SERVICE CHARGE £1972 / LEASE 997 YEARS

\*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 1 BEDROOM APARTMENT FOR SALE
- HOTEL STYLE FACILITIES
- LOCATED ON THE 20TH FLOOR
- LUXURY KITCHEN AND BATHROOM SUITE
- LOCATED IN THE CENTER OF WATFORD WD17
- CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- SPACIOUS ONE BEDROOM APARTMENT SET OVER 540 SQ FEET
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- SOUTH FACING



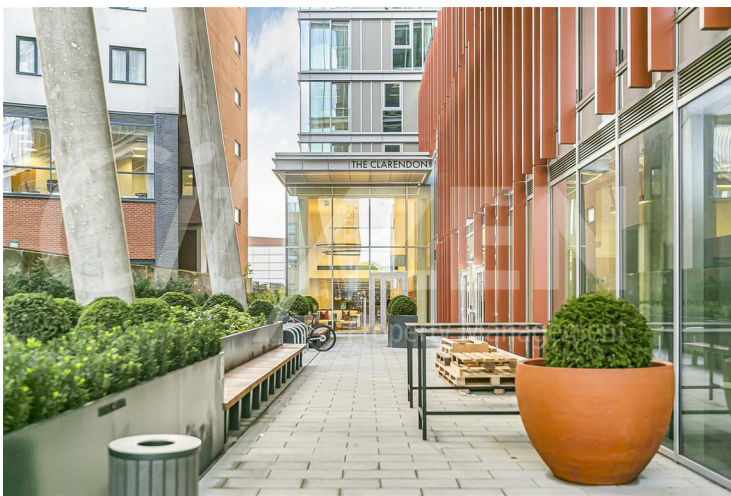
## 37 Clarendon Road, Watford, WD17 1DJ



ENTRANCE



GYM



ENTRANCE



GYM



CINEMA



THE CLARENDON





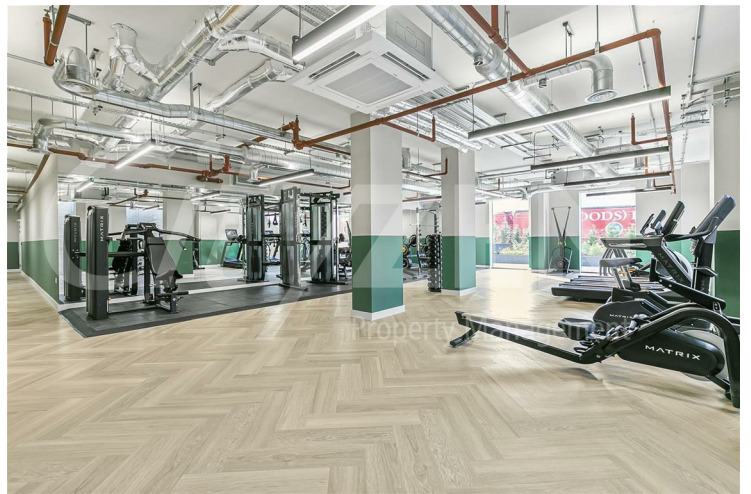
THE CLARENDON



CINEMA



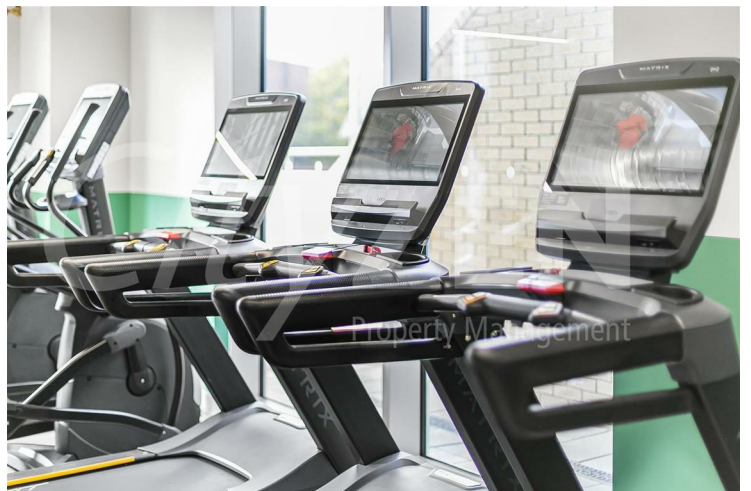
CINEMA



GYM



CINEMA



GYM





GYM



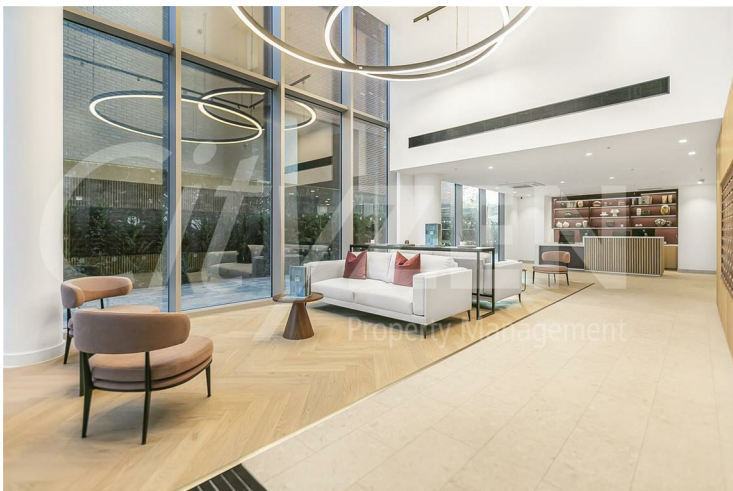
CONCIERGE



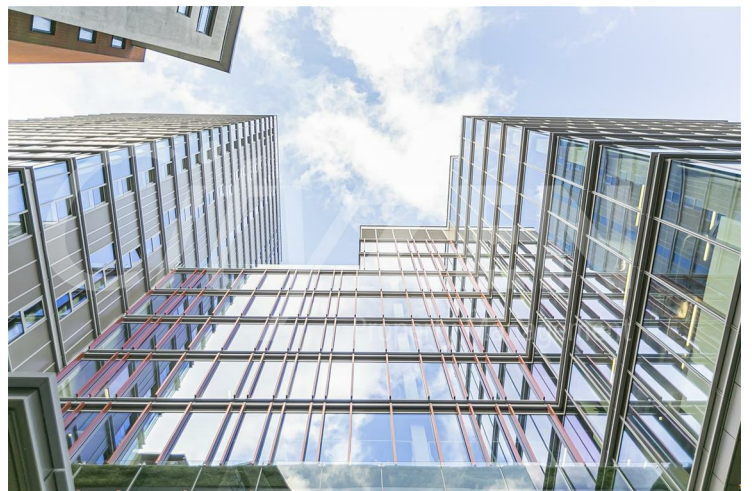
LOBBY



LOBBY



LOBBY



THE CLARENDON



## 37 Clarendon Road, Watford, WD17 1DJ



ROOF GARDEN



ROOF GARDEN



ROOF GARDEN



ROOF GARDEN



ROOF GARDEN



THE CLARENDON





ROOF GARDEN



BEDROOM



RECEPTION



RECEPTION



KITCHEN



RECEPTION



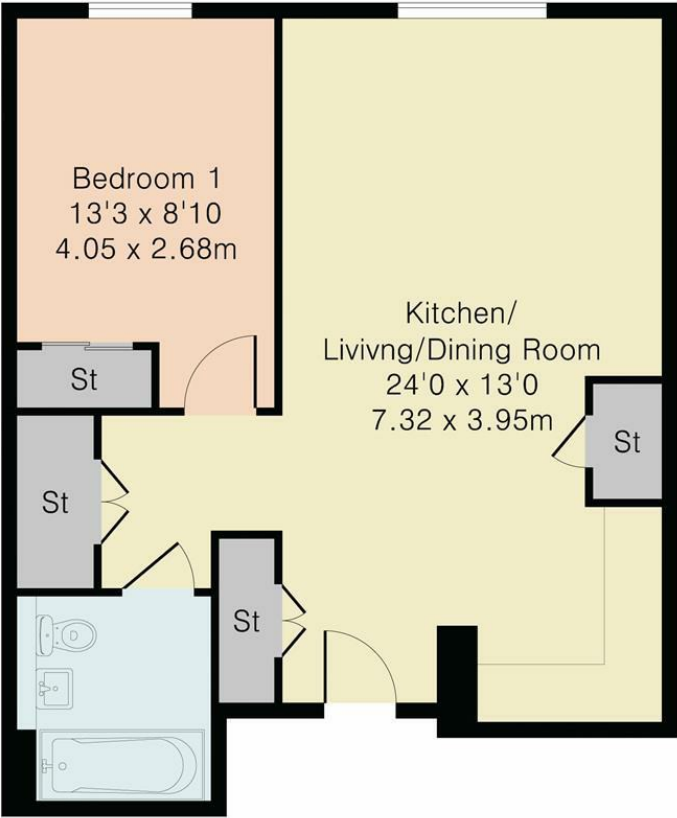
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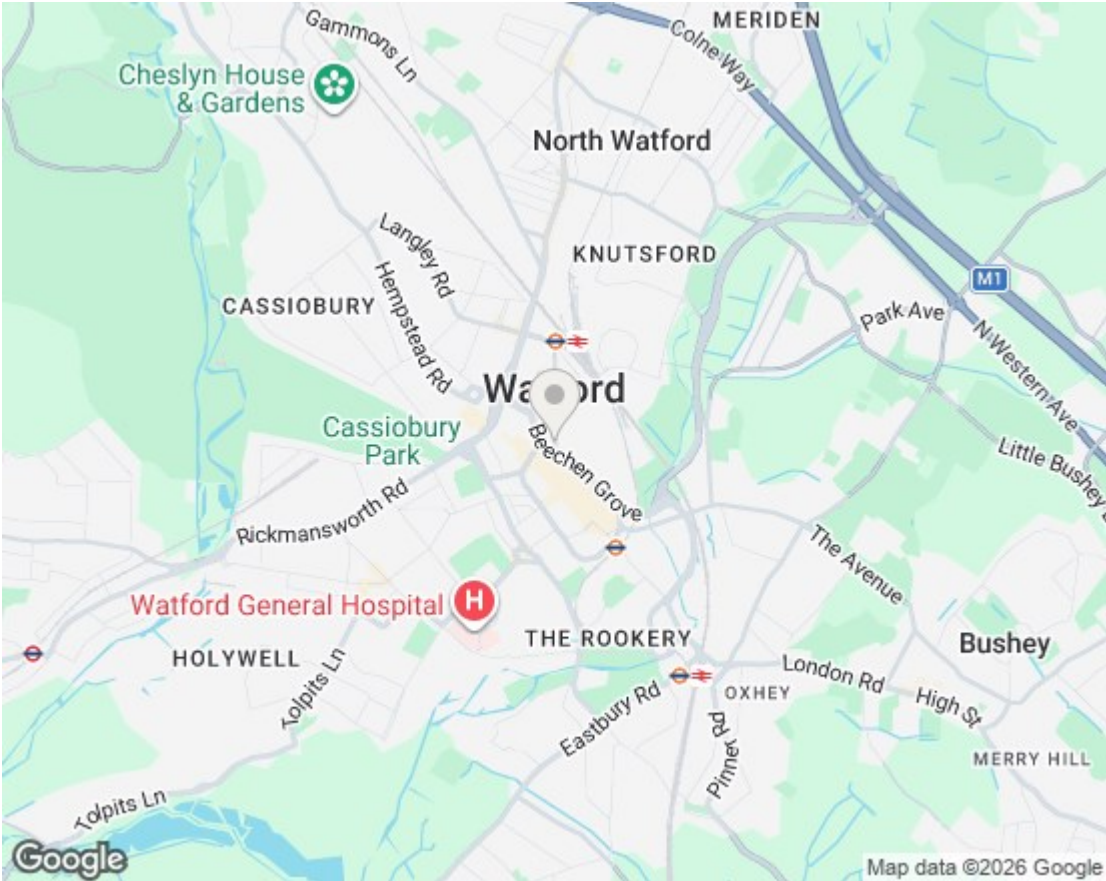
**BATHROOM**



Approximate Gross Internal Area 541 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) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.