



Clarendon Road, Watford, WD17 1DJ

£475 Per Week

THIS IS THE CHEAPEST 2 BED AVAILABLE IN 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 4TH FLOOR TWO BEDROOM TWO BATHROOM APARTMENT SET OVER 870 SQUARE FEET WITH A SOUTH WEST FACING CORNER ASPECT AND FURNISHED TO A HIGH STANDARD

FURNISHED AND AVAILABLE NOW
PARKING SPACE AVAILABLE WITH THIS UNIT AT AN ADDITIONAL COST

- CHEAPEST 2 BED IN THE DEVELOPMENT
- BRAND NEW APARTMENT
- LOCATED IN THE CENTER OF WATFORD WD17
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- 24 HR CONCIERGE, RES GYM, CINEMA & CAFE
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- SET OVER 840 SQUARE FEET
- FURNISHED TO A HIGH STANDARD
- SOUTH WEST FACING CORNER ASPECT
- PARKING AVAILABLE*

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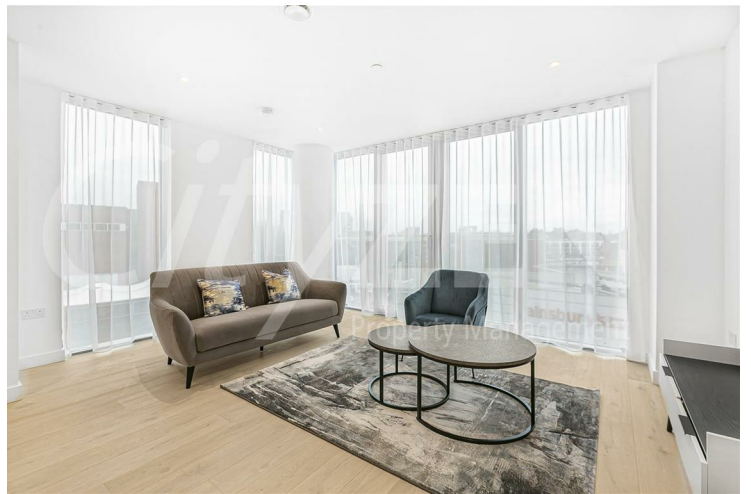
RECEPTION



WELL FURNISHED



BEDROOM



RECEPTION



EN-SUITE



RECEPTION

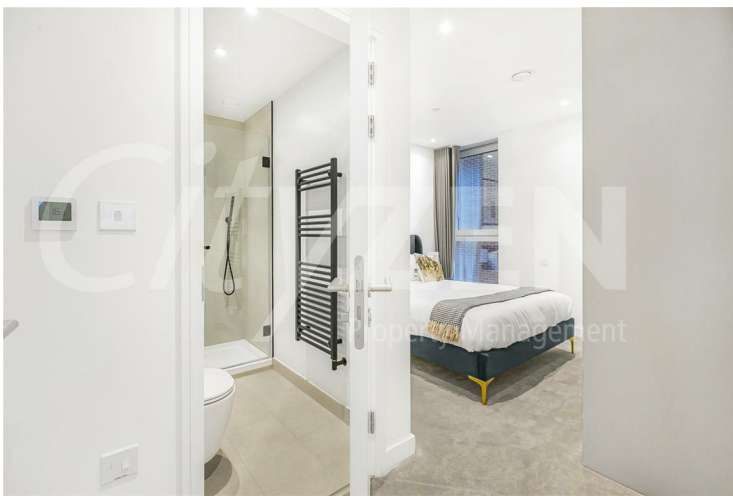
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BEDROOM



BATHROOM



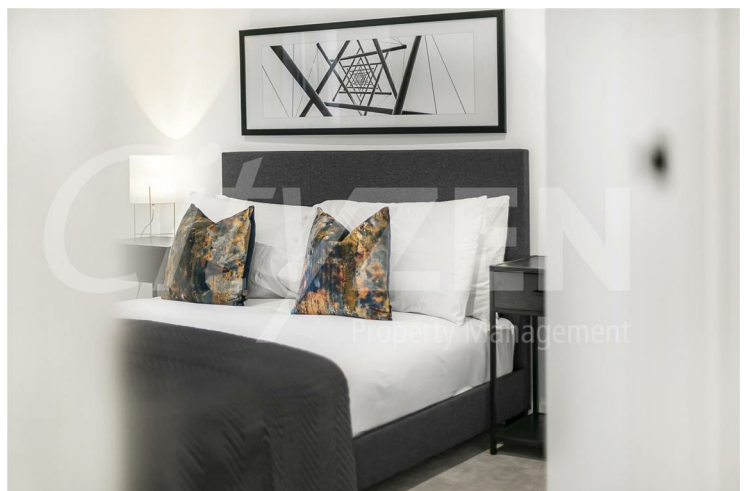
BEDROOM



RECEPTION



HALLWAY



BEDROOM



WELL FURNISHED



WELL FURNISHED



AMPLE STORAGE



ROOF GARDEN



KITCHEN



ROOF GARDEN

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THE CLARENDON



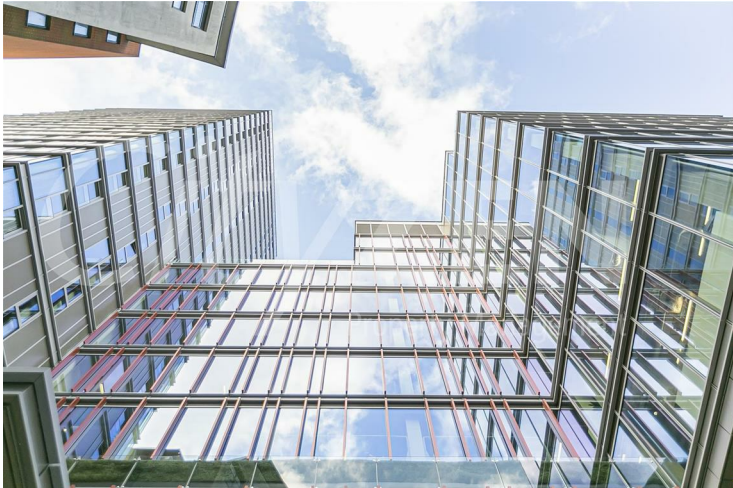
THE CLARENDON



THE CLARENDON



THE CLARENDON



THE CLARENDON



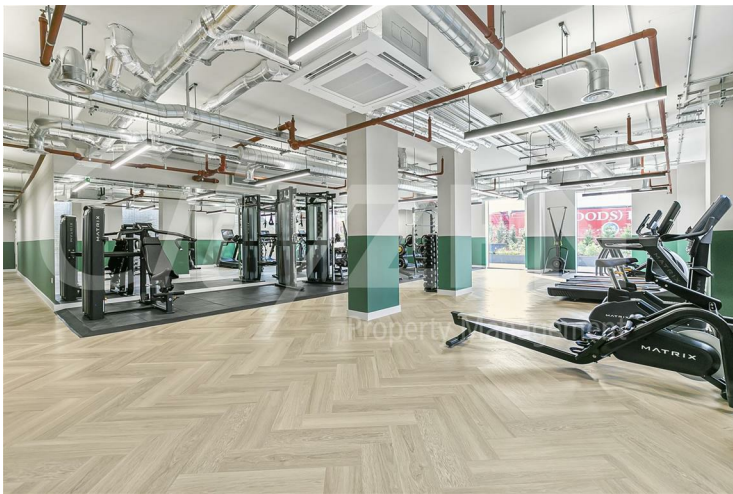
GYM



GYM



CINEMA



GYM



CINEMA



GYM



CINEMA

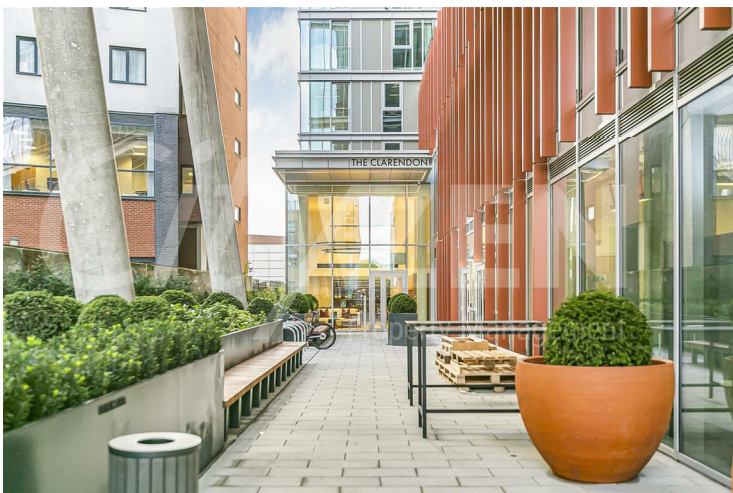
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ENTRANCE



LOBBY



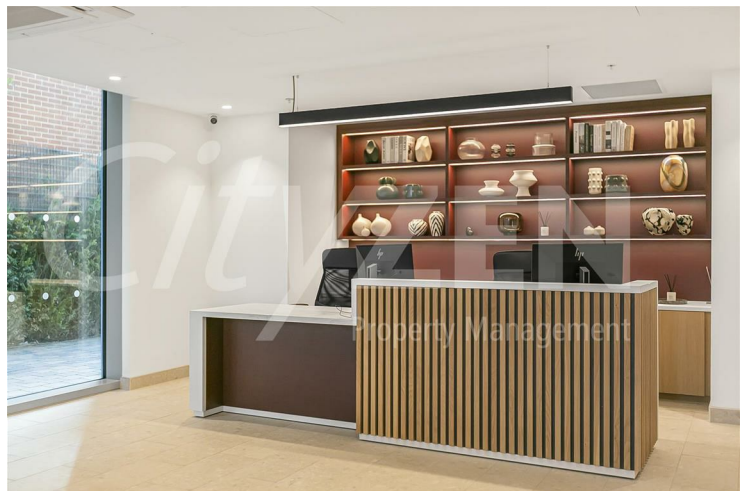
ENTRANCE



LOBBY



LOBBY



CONCIERGE

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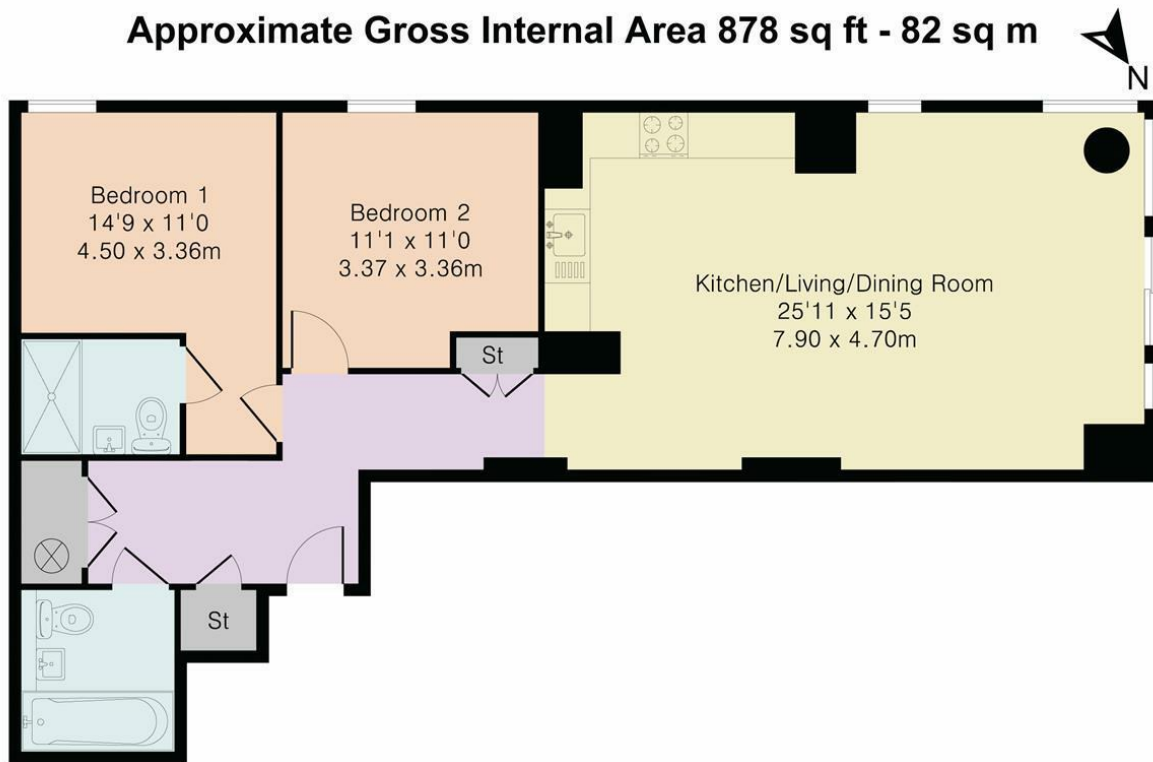


ROOF GARDEN



ROOF GARDEN

Approximate Gross Internal Area 878 sq ft - 82 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

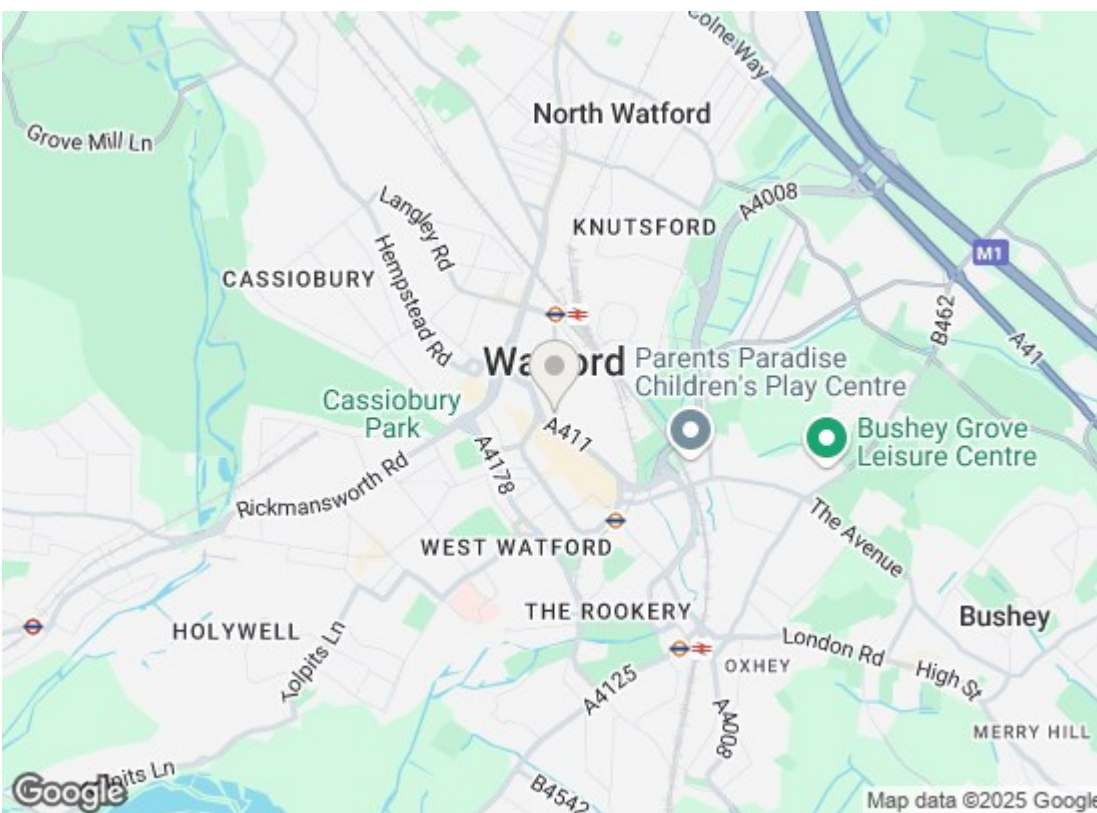
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.