



{ METROPOLITAN STATION APPROACH
£2,950 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Metropolitan Station Approach
Watford WD18**

**£2,950 Per Month
Unfurnished**

 **3 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Stunning duplex penthouse apartment, -
Use of swimming pool and gym, - Modern
open plan kitchen, - Three double
bedrooms, - Two en-suite bathrooms plus
extra w/c, - Two balconies, - Two parking
spaces, - Water bills included, - Deposit
equivalent to 5 weeks' rent, - Council tax
band G

Council Tax

Council Tax Band F

Hamptons

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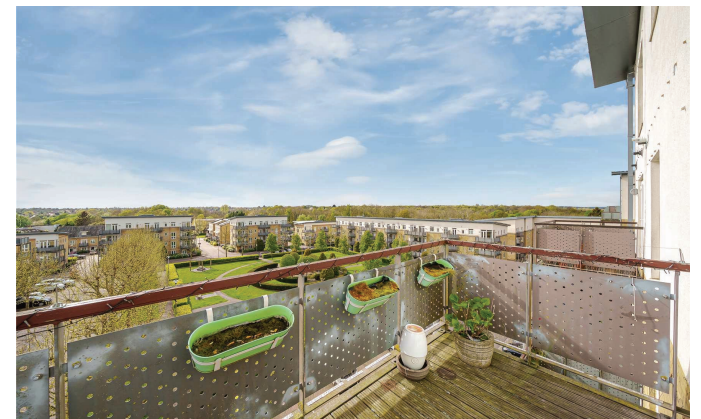
{ STUNNING DUPLEX PENTHOUSE APARTMENT WITH TWO BALCONIES

The Property

This stunning duplex penthouse apartment offers spacious accommodation throughout and is ideally located next to the Watford Met line station. The accommodation comprises: Entrance hallway leading to an impressive and spacious open plan kitchen and living room with access to a private balcony, third double bedroom and w/c. Upstairs there are two further double bedrooms, the main bedroom has an en-suite bathroom and access to a second private balcony and second double bedroom with en-suite shower room. Outside there are two allocated parking spaces and there is access to the on-site swimming pool, gym, concierge and communal grounds. Water bills are included. Deposit equivalent to 5 weeks' rent. Council tax band G.

Location

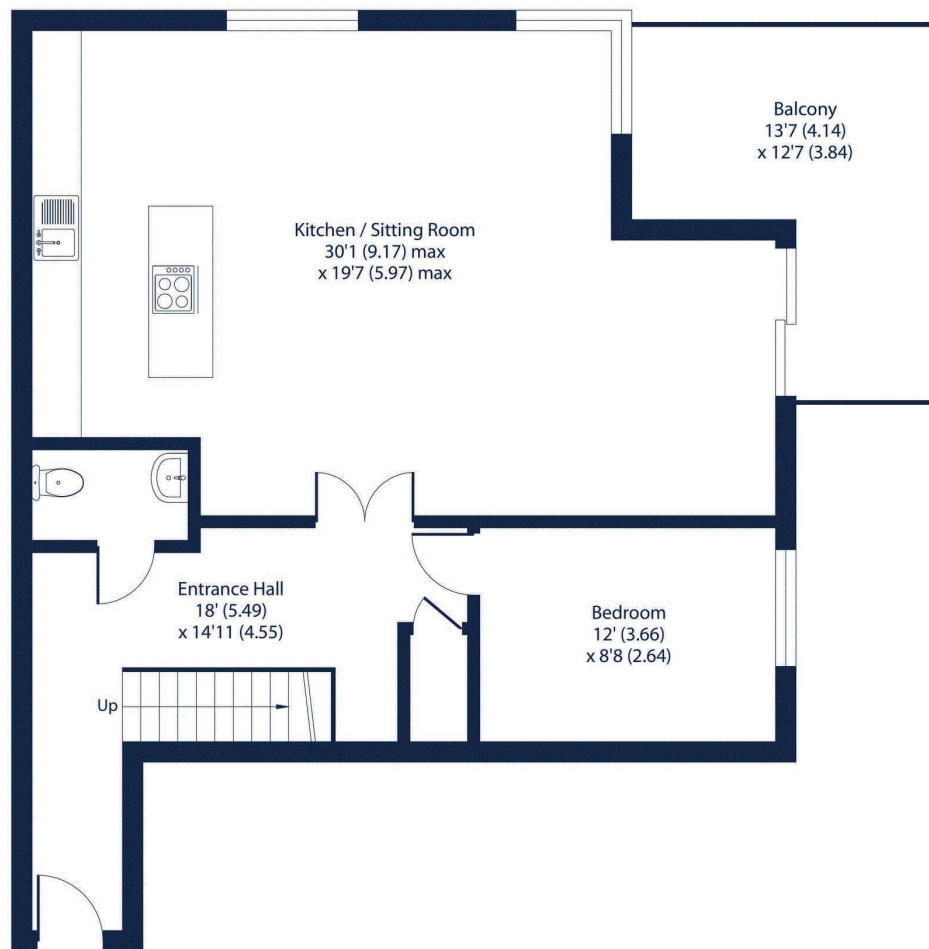
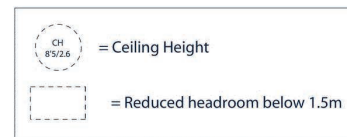
The Cassio Metro development is popular with commuters with its close proximity to the Watford Metropolitan line station, Cassiobury park and the Atria shopping centre. Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minute train journey from London Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Watford has a selection of quality primary and secondary schools, a very popular choice is Watford Boys and Girls Grammar Schools.



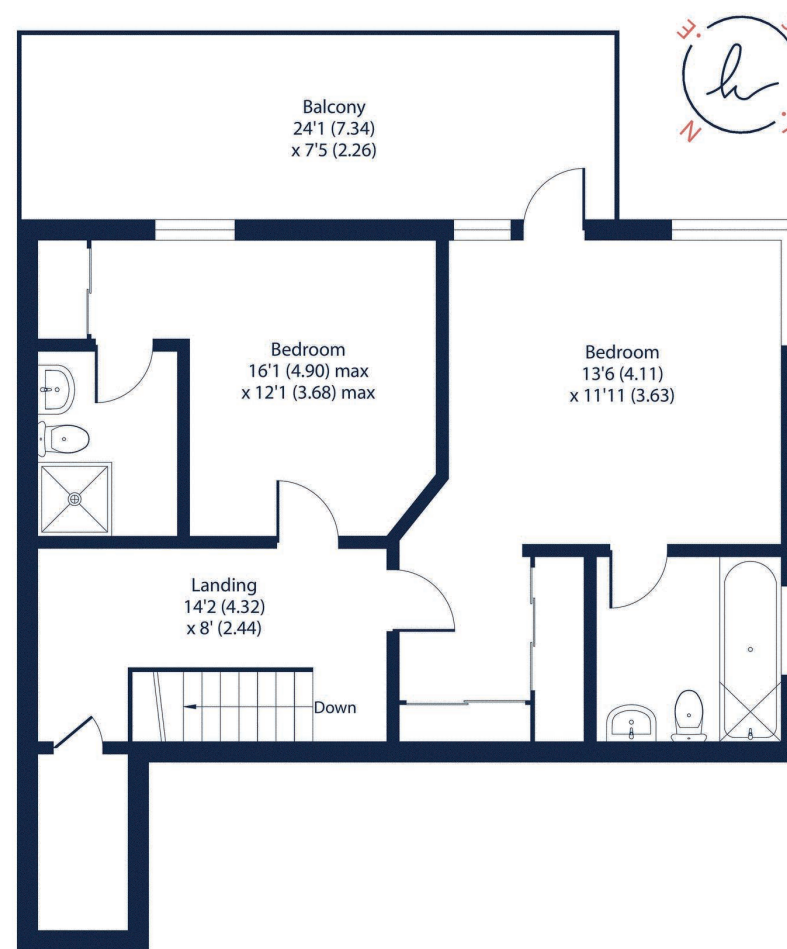
Metropolitan Station Approach, WD18

Approximate Area = 1483 sq ft / 137.7 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © m3chem2024. Produced for Hamptons. REF: 1116269

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B	86	86
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

