



{ 73-89 SYDNEY ROAD WATFORD WD18  
£2,250 PER MONTH AVAILABLE 20/05/2025




**Hamptons**  
THE HOME EXPERTS



# { THE PARTICULARS

73-89 Sydney Road Watford WD18

£2,250 Per Month  
Unfurnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Stunning apartment, - High specification fixtures and fittings, - Open plan living, - Balcony, - Two double bedrooms with en-suites, - Close to Watford Met line station, - Allocated parking space, - Deposit equivalent to 5 weeks' rent, - Council tax band D

## Council Tax

Council Tax Band D

Hamptons  
2 Station Road  
Rickmansworth, WD3 1QZ  
01923 896444  
rickmansworthlettings@hamptons.co.uk  
www.hamptons.co.uk

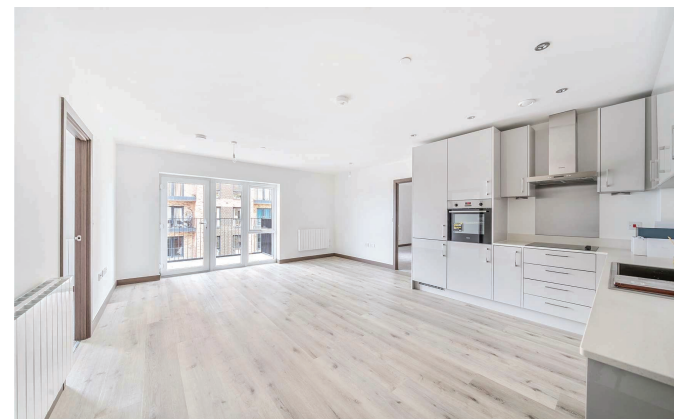
# { A LOVELY MODERN APARTMENT WITH BALCONY AND PARKING SPACE

## The Property

This modern & stunning apartment includes high specification fixtures and fittings throughout. The accommodation comprises: Communal lift access to the private entrance, spacious open plan living space with balcony access, fully fitted kitchen with appliances, storage cupboard, main double bedroom with fitted wardrobes and a luxury en-suite bathroom and second double bedroom with en-suite shower room. Outside there is an allocated parking space and communal grounds. Deposit equivalent to 5 weeks' rent. Council tax band D.

## Location

Watford is situated between the M25 and M1 motorways and only a 20 minute train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Shopping is dominated by the Atria centre and located very close by is Watford General Hospital. Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. Watford has a great selection of quality secondary and primary schools. A very popular choice are Watford Boys and Girls Grammar Schools.



# May House, Watford, WD18

Approximate Area = 830 sq ft / 77.1 sq m

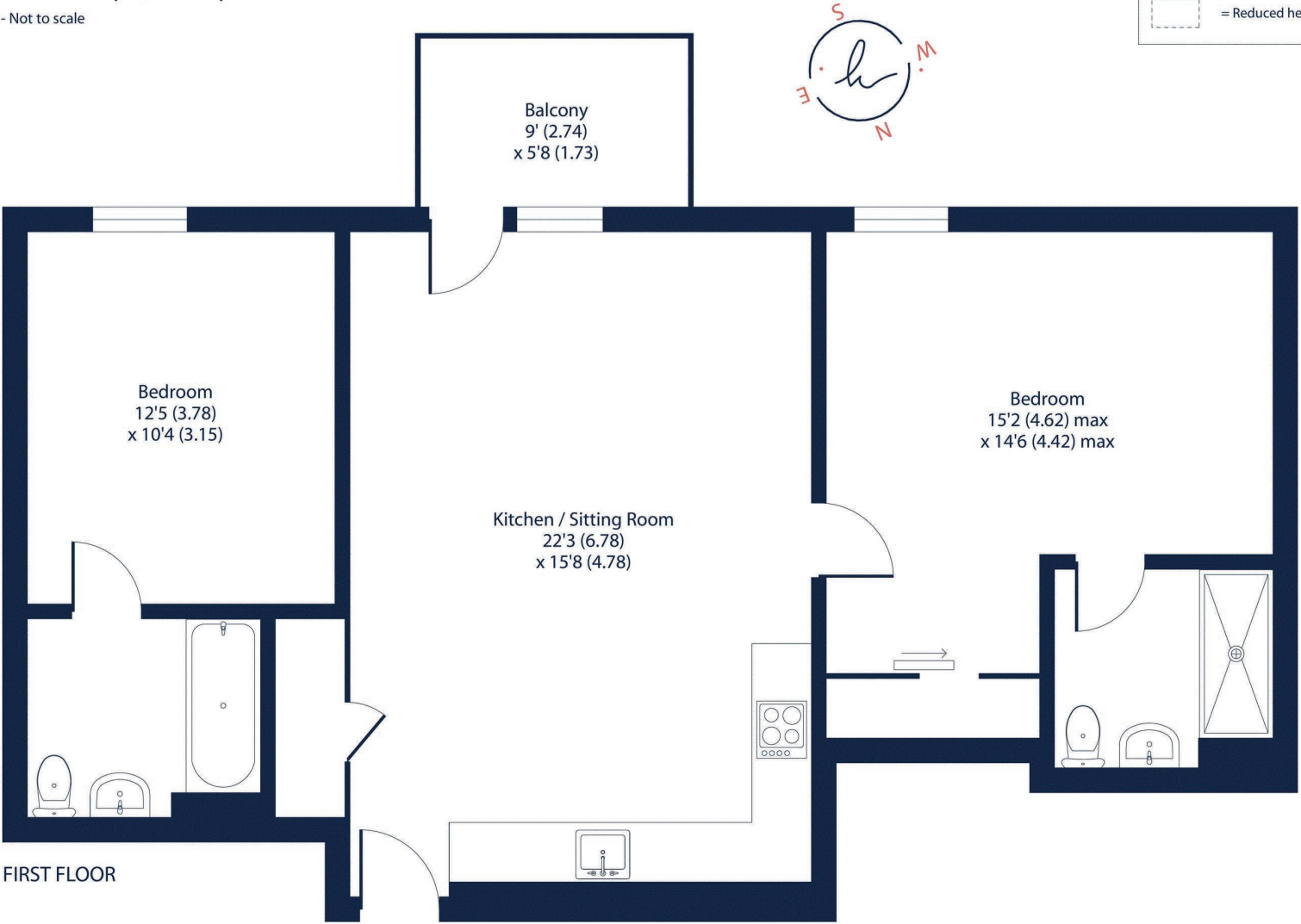
For identification only - Not to scale

CH

8'5/2.6

= Ceiling Height

= Reduced headroom below 1.5m



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1109514

## 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.

