



Lundy House, Himalayan Way, Watford

In Excess of £170,000

proffitt
& holt





Lundy House, Himalayan Way

Watford

Proffitt & Holt are delighted to bring to the market this well-presented second floor studio flat, ideally situated within easy walking distance of both Watford Town Centre and Watford Metropolitan Line Station (approximately 10–15 minutes on foot).

The property offers bright and practical accommodation comprising an open-plan living space, a separate bedroom area, a fitted kitchen, and a white suite bathroom. Further benefits include double glazing, electric storage heating, well-maintained communal gardens, and residents' parking.

This flat would make an ideal first-time purchase or investment opportunity, thanks to its convenient location and practical layout.

Early viewing is highly recommended.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Lundy House, Himalayan Way Watford

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly-regarded schooling and Watford Town Centre with its extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- Well-Presented
- 2nd Floor Studio Flat
- Open Plan Living Space
- Separate Bedroom Area
- Fitted Kitchen
- White Bathroom Suite
- Residents Parking and Well Maintained Communal Garden
- Electric Storage Heating
- Double Glazing
- Easy Walking Distance to Watford Town Centre and Watford Metropolitan Line Station





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

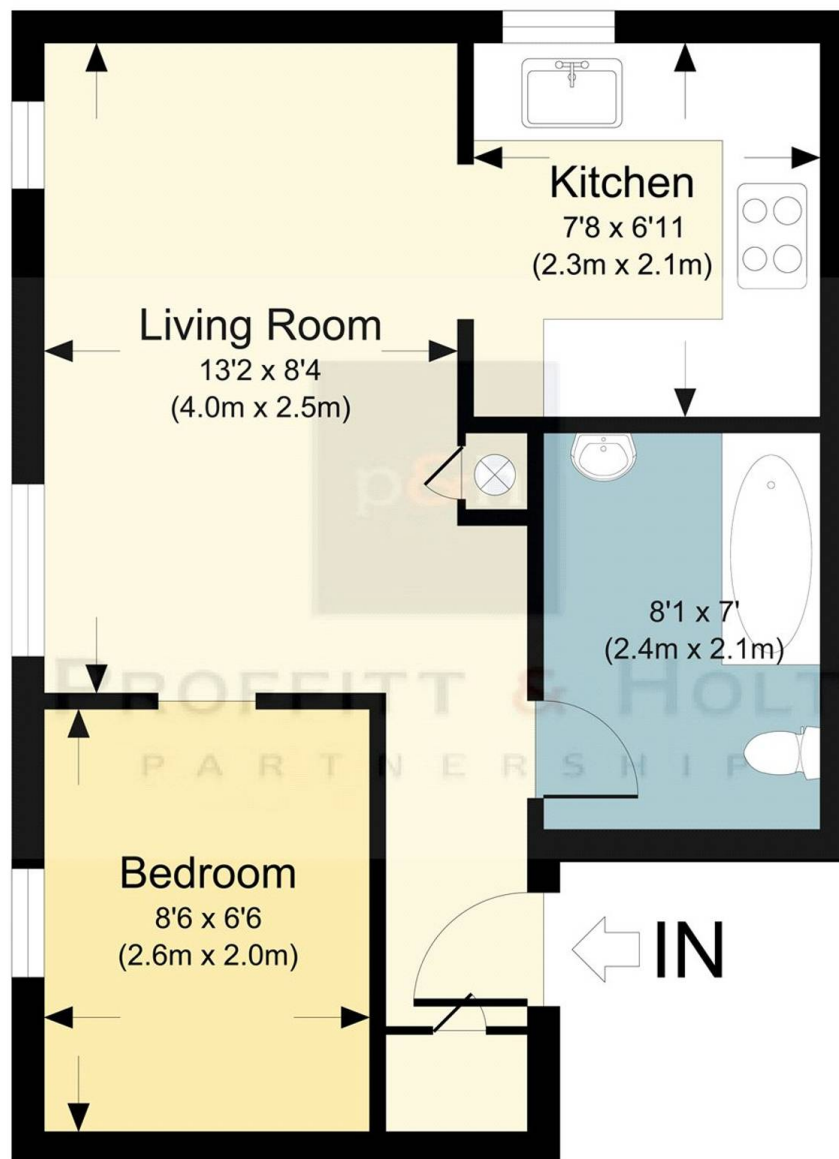
Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





LUNDY HOUSE HIMALAYAN WAY

APPROX. GROSS INTERNAL FLOOR AREA 312 SQ FT / 29 SQ M.

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Proffitt & Holt – Watford

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