



**Harwoods Road, Watford, WD18 7RB**



**welcome to**

**Ground Floor And Basement Flat Harwoods Road, Watford**

Located on Hardwoods Road is this charming 2-bedroom ground floor/basement maisonette, boasting excellent condition and a superb location. Call us today to view!





**Ground Floor**



**Basement**

**Entrance**

**Lounge**

12' 3" x 8' 7" ( 3.73m x 2.62m )

**Kitchen**

13' 9" x 5' 7" ( 4.19m x 1.70m )

**Bedroom 1**

11' 2" x 7' 6" ( 3.40m x 2.29m )

**Bedroom 2**

11' 2" x 7' 6" ( 3.40m x 2.29m )

**Bathroom**

10' 11" x 3' ( 3.33m x 0.91m )

**Cellar**

10' 1" x 10' 1" ( 3.07m x 3.07m )

**2nd Basement Room**

12' 8" x 10' 1" ( 3.86m x 3.07m )

**Total Floor Area** (from the EPC)

71 Square Metres

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Ground Floor And Basement Flat Harwoods Road, Watford

- 2 Bedroom Ground Floor/Basement Maisonette
- Rear Garden
- Spacious Bedrooms
- Open Plan Lounge/Kitchen
- 0.7 Miles To Watford High Street Station

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Guide price

**£250,000 - £275,000**



118 Years Left on The Lease

Ground Rent- £250.00

Service Charge- £300.00



Please note the marker reflects the  
postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104095](https://brownandmerry.co.uk/Property/WAF104095)



Property Ref:  
WAF104095 - 0011

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