



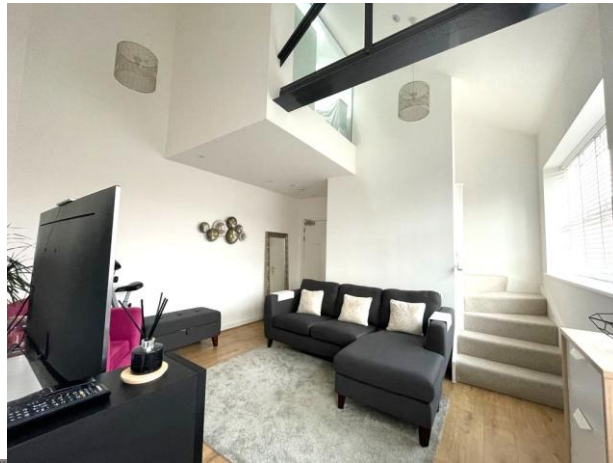
Rembrandt House, 400 Whippendell Road, Watford, WD18 7PG
Offers In Excess Of £285,000 Leasehold

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About the property

Set within the striking Rembrandt House, a beautiful character building dating back to the early 1900s, this stylish one-bedroom split-level flat combines period charm with modern living. Conveniently located in the heart of Watford, the property benefits from an allocated parking space as well as visitor parking. On entering the top-floor apartment, you are welcomed into a bright and airy living space with tall ceilings, a reminder of the building's unique history as a former factory.

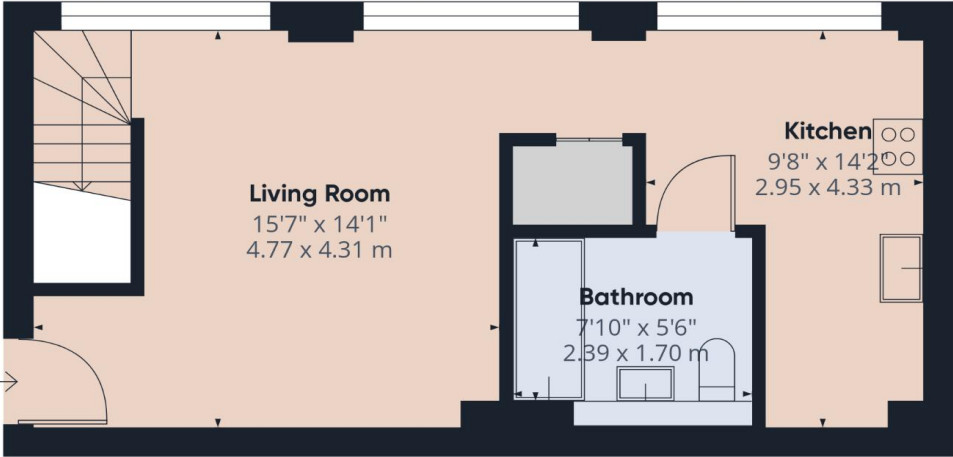
The fully integrated kitchen also enjoys excellent natural light and offers room for a dining table, while the fully tiled bathroom is finished to a high standard with a modern, tasteful design. Upstairs, the principal bedroom is generously sized and features a striking internal glass window overlooking the living area below, adding to the apartment's contemporary character. Stylish and chic, this home perfectly blends history and modernity, making it an ideal choice for professionals or first-time buyers.



- Chain free
- Second floor apartment

- Modern kitchen
- Allocated parking

- Open plan kitchen/living space
- Fully tiled bathroom



Floor 0



Floor 1

Approximate total area⁽¹⁾
563 ft ²
52.3 m ²
Reduced headroom
42 ft ²
3.9 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis, cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions and a nature reserve.

Local Authority: Watford Borough Council

Approximate floor area: 563 sq ft

Tenure: Leasehold

Lease length: 117 years remaining

Service charge: £1,540.24 per annum

Ground rent: £250 per annum

Nearest Station: Watford Metropolitan Station, 0.7 miles

Distance to Town Centre: 1.7 miles to Rickmansworth

Nearest Motorway: 3.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors

Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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