



Southam Mews, Croxley Green, Watford, WD3 3FG

Offers in excess of £335,000
Share of Freehold



The property

Situated within a private, gated development in the highly sought-after area of Croxley Green, this beautifully presented two-bedroom top-floor apartment in Southam Mews is offered to the market in excellent condition.

The property features a welcoming entrance hallway leading into a bright and contemporary open-plan living space. The modern kitchen is well-appointed with integrated appliances and a stylish breakfast bar, seamlessly flowing into the living and dining area—ideal for both relaxing and entertaining.

There are two generously sized double bedrooms, including a principal bedroom with built-in wardrobes, along with a well-maintained bathroom. The apartment also benefits from allocated parking.

Conveniently located within walking distance of Croxley Green Metropolitan Line Station, the property provides quick and easy access into London. A range of local amenities, including shops, bars, and restaurants, are also close by.

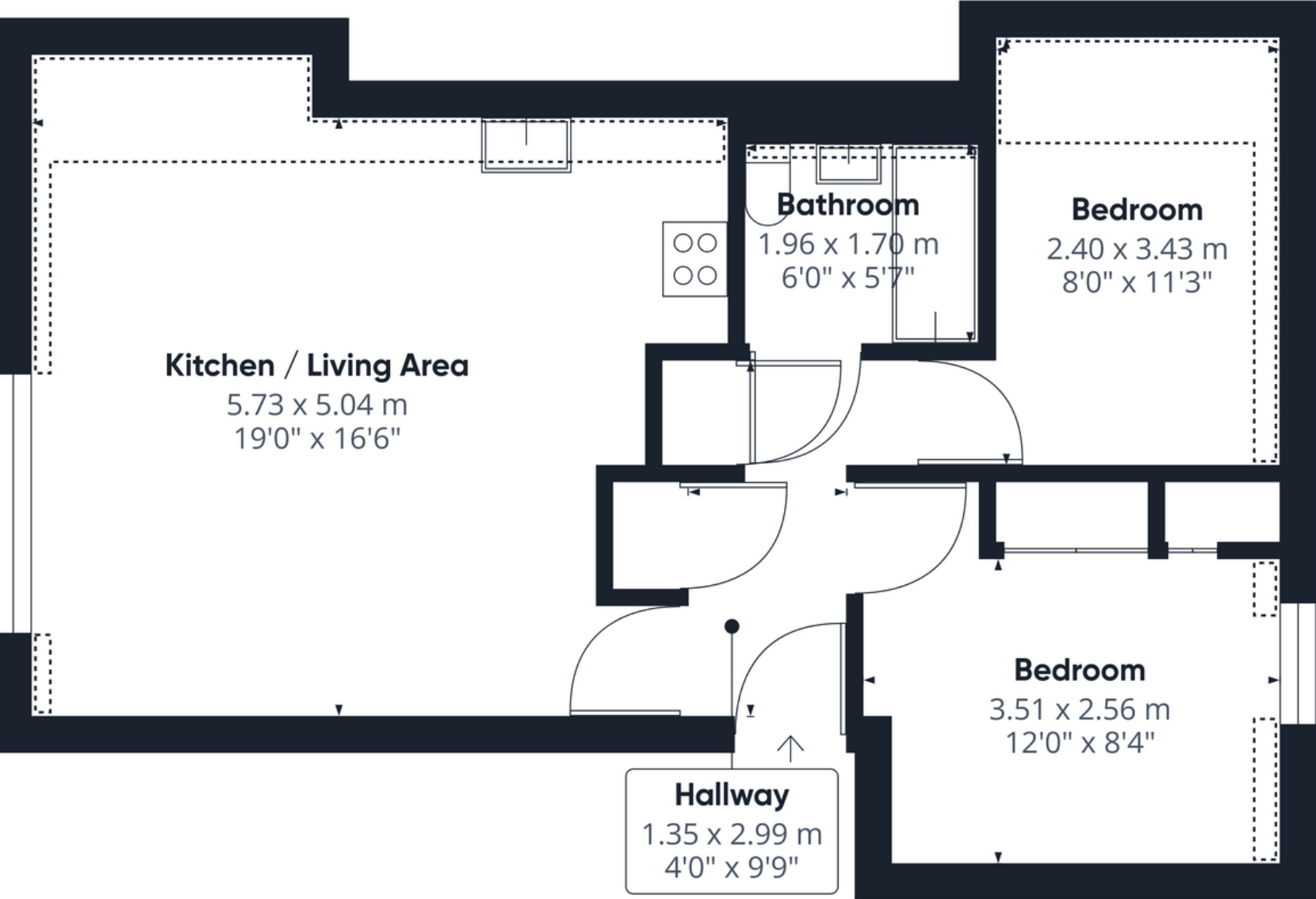


Key Features

- Top floor apartment
- Two well-appointed bedrooms
- Modern fully integrated kitchen
- Fully tiled family bathroom
- Full-fibre broadband installed
- Private gated development
- Walking distance to Croxley station
- Allocated car parking
- Close to excellent local schooling
- Secure residents' cycle storage



Floorplan



Approximate total area⁽¹⁾
55.74 m²
599.98 ft²

Reduced headroom
12.55 m²
135.09 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Boundary



Croxley Station



Southam Mews



Area Information

Croxley Green is picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events take place throughout the year: classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952, a family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

- 0.1 miles to Croxley Station
- 1.4 miles to Rickmansworth
- Nearest Motorway: 2.9 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 599.98 sq ft

Tenure: Share of Freehold (106 years remaining)

All residents own the leasehold and have their own management company.

Monthly resident-managed service charge: £135



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com