



Union Court, 2 Fauna Walk

, Watford WD24 4EA

- Studio apartment
 - Cinema
 - Meeting room
 - EPC-B
- Co-working Space
 - Lounge
- Watford Junction Station is within easy reach
- CTB-B

£1,450 PCM

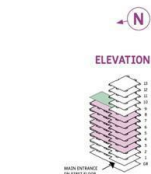
Local Authority **Watford**
Council Tax Band **B**
EPC Rating **B**

**THE
EXCHANGE
WATFORD**

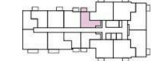
STUDIO APARTMENT
PLOTS 3-14, 4-14, 5-14, 6-14, 7-14 & 8-14**



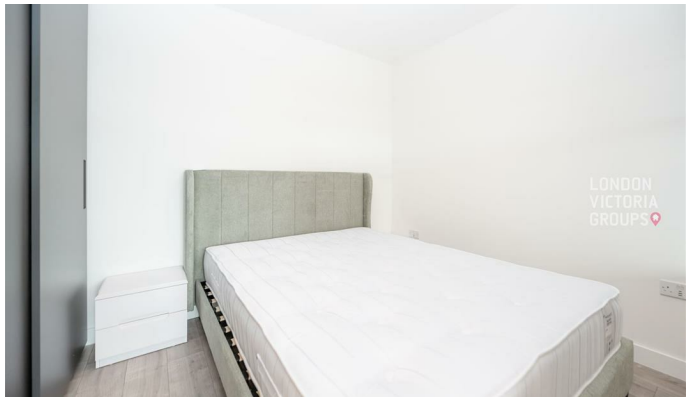
Studio Apartment**		
Total Area:	378 sq m	407 sq ft
Living/Dining Area	3.80m x 2.68m	12'6" x 8'9"
Kitchen	3.80m x 1.00m	12'6" x 3'3"
Bedroom Area	2.72m x 2.67m	8'11" x 8'9"
Bathroom	3.6 sq m	39 sq ft



INDICATIVE FLOORPLATE (L3)



SITE LOCATION



London Office Office
Spaces Victoria, 25 Wilton Road, Pimlico,
London, SW1V 1LW

Contact
020 3084 3094
XL@londonvictoriagroups.co.uk
www.londonvictoriagroups.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.