



The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ

£430 Per Week

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

ONE OF THE TALLEST & MOST LUXURIOUS RESIDENTIAL TOWERS IN THE AREA OFFERING RESIDENTS AMENITIES SUCH AS GYM, CINEMA, CONCIERGE, CLUB LOUNGE & CAFE.

A 10TH FLOOR TWO BEDROOM APARTMENT SET OVER 629 SQUARE FEET WITH A SOUTH EAST FACING CORNER ASPECT

FURNISHED AND AVAILABLE FROM NOW.

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- 2 BED 1 BATH CORNER APARTMENT
- HOTEL STYLE FACILITIES
- LOCATED ON THE 10TH FLOOR
- LOCATED IN THE CENTER OF WATFORD WD17
- CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- SOUTH EAST FACING
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- AVAILABLE FROM NOW

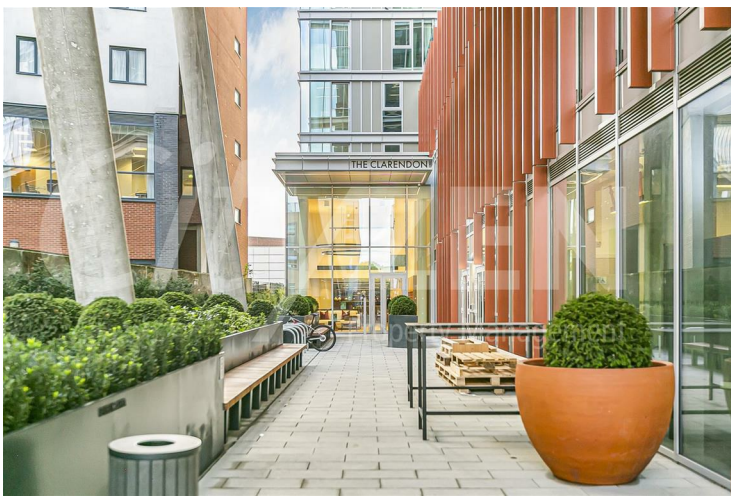
The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



ENTRANCE



GYM



ENTRANCE



GYM



CINEMA



THE CLARENDON

The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



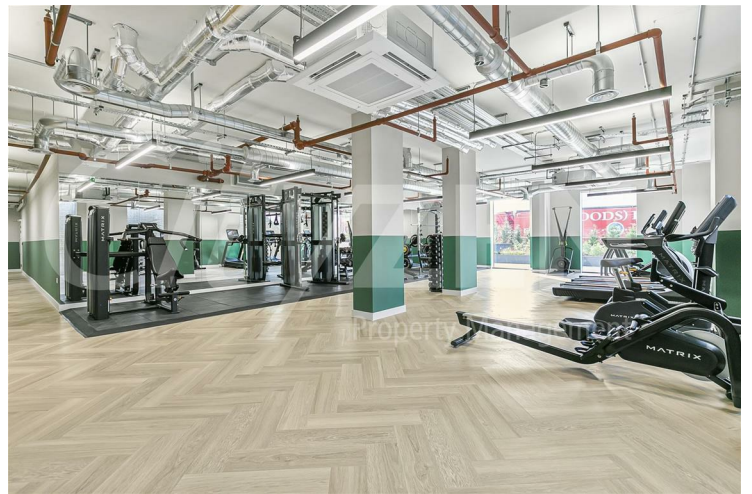
THE CLARENDON



CINEMA



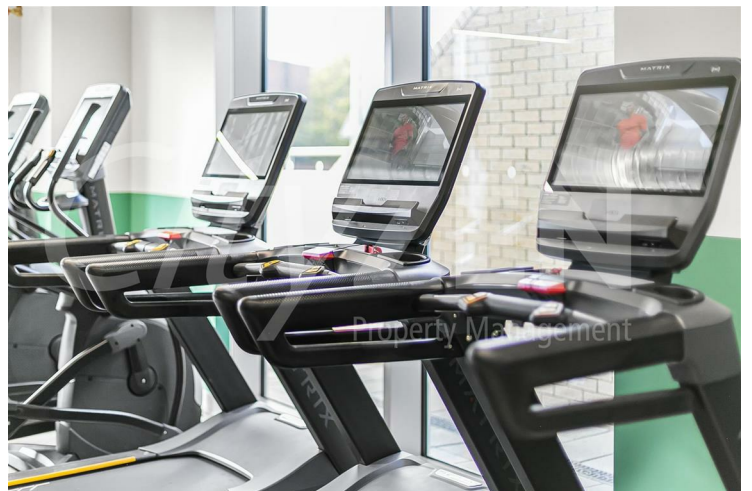
CINEMA



GYM



CINEMA



GYM

The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



GYM



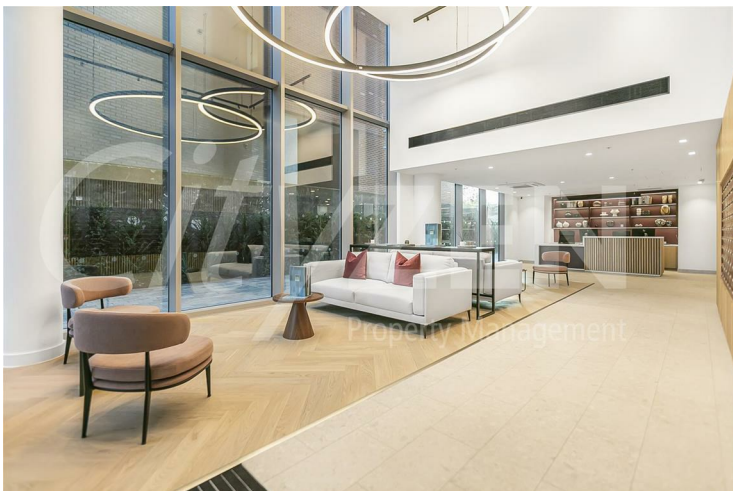
CONCIERGE



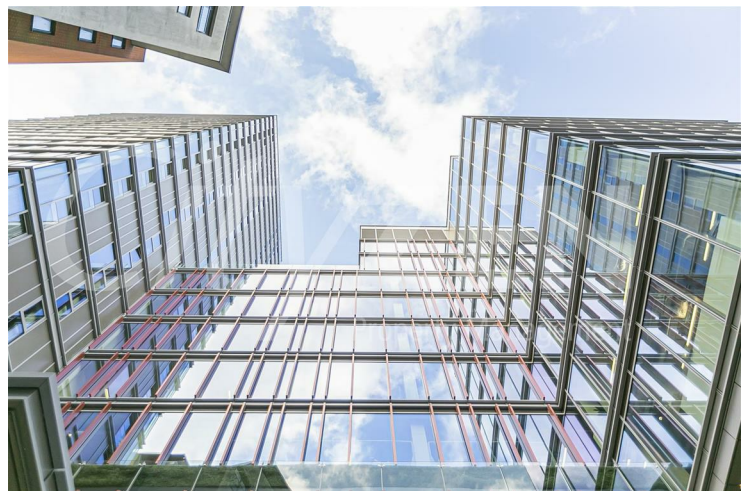
LOBBY



LOBBY



LOBBY



THE CLARENDON

The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



ROOF GARDEN



ROOF GARDEN



ROOF GARDEN



THE CLARENDON



ROOF GARDEN



ROOF GARDEN

The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



THE CLARENDON



RECEPTION



ROOF GARDEN



RECEPTION



BEDROOM



KITCHEN

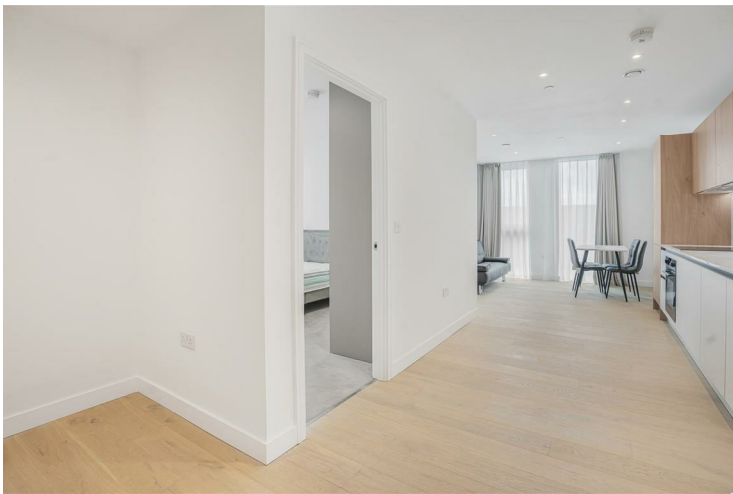
The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



KITCHEN



BEDROOM



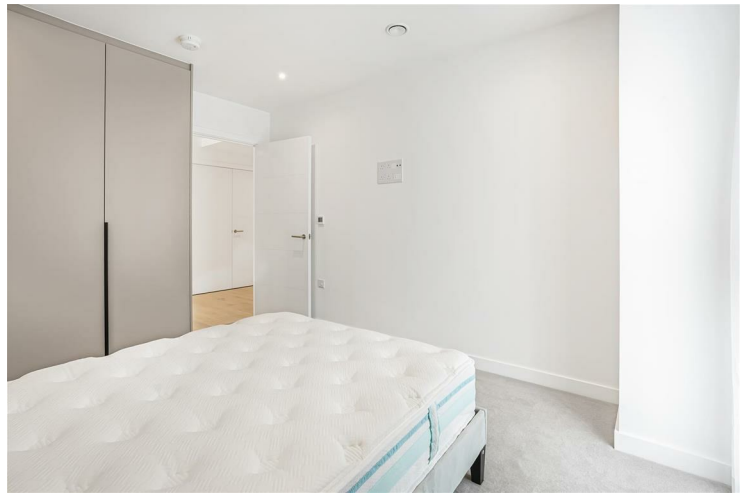
HALLWAY



BEDROOM



BATHROOM



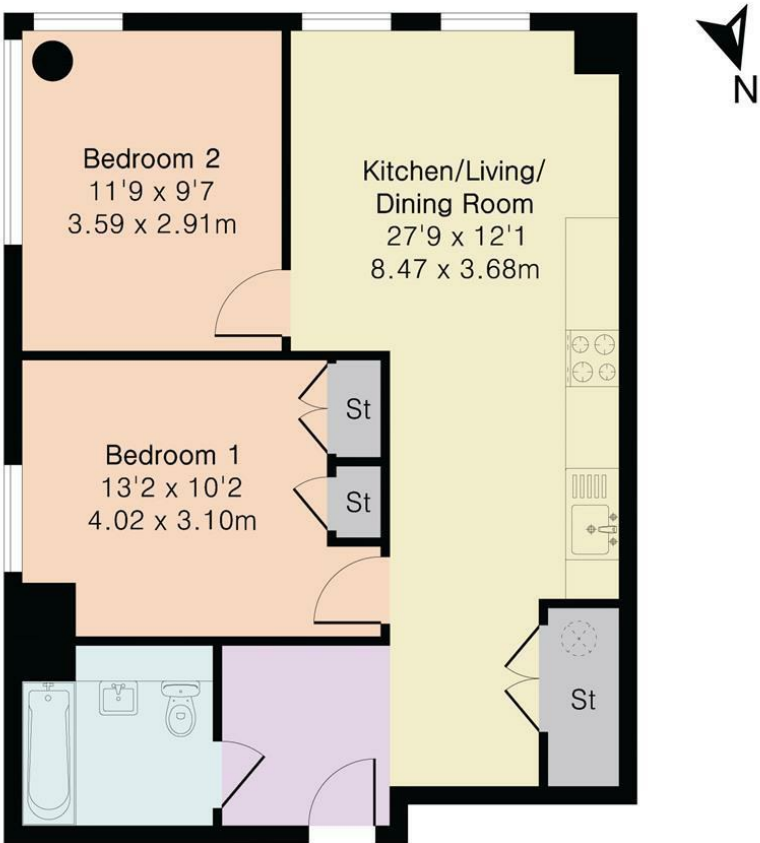
BEDROOM

The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



BEDROOM

Approximate Gross Internal Area 629 sq ft - 58 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.