



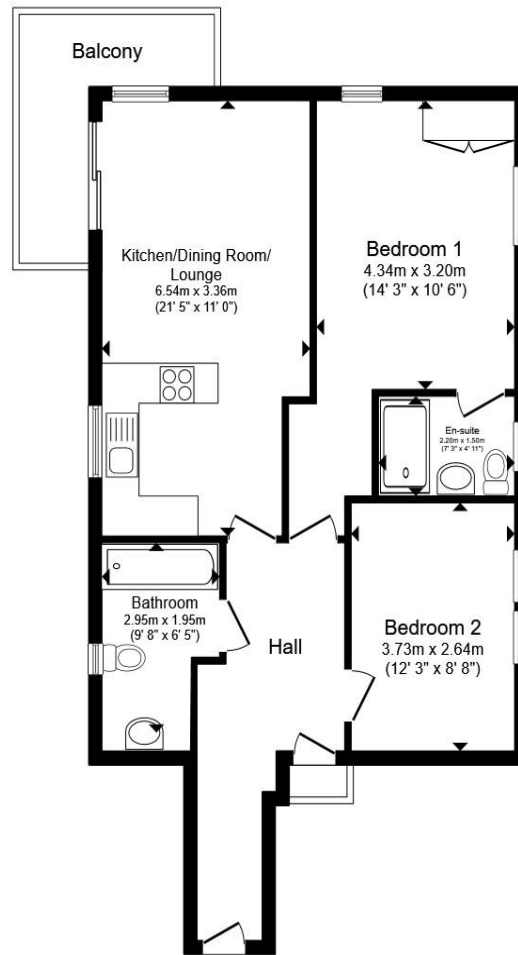
**Westmount Apartments, Metropolitan Station Approach,  
Watford, WD18 7BE**

**welcome to**

**Westmount Apartments Metropolitan Station Approach, Watford**

A stylish two-bedroom second-floor luxury apartment on Metropolitan Station Approach, featuring a corner balcony, modern kitchen, en-suite to the master, contemporary bathroom, and secure underground parking, just 0.2 miles from Watford Metropolitan Station and close to local amenities.





**Entrance**

**Kitchen/Dining Room/Lounge**

21' 5" x 11' ( 6.53m x 3.35m )

**Balcony**

**Bedroom 1**

14' 3" x 10' 6" ( 4.34m x 3.20m )

**En Suite**

7' 3" x 4' 11" ( 2.21m x 1.50m )

**Bedroom 2**

12' 3" x 8' 8" ( 3.73m x 2.64m )

**Bathroom**

9' 8" x 6' 5" ( 2.95m x 1.96m )

Total floor area 68.2 m<sup>2</sup> (734 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to

## Westmount Apartments Metropolitan Station Approach, Watford

- Two-bedroom Second-floor Luxury Apartment
- Private En-suite to the Principal Bedroom
- Private Balcony Offering Outdoor Relaxation Space
- Secure Underground Allocated Parking
- Fitted Wardrobes to the Main Bedroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3695.02

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require further information please contact the branch.

Please Note additional fees could be incurred for items such as Leasehold packs.

Offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF104779](https://www.browndmerry.co.uk/Property/WAF104779)



Property Ref:  
WAF104779 - 0005

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