



## **Burrell House, 445 St Albans Road, Watford, WD24 6AD**

**£420 Per Week**

A 2 BEDROOM 2 BATHROOM 1ST FLOOR APARTMENT WITHIN A GATED BLOCK CONVENIENTLY SITUATED FOR WATFORD STATION AND SHOPPING CENTER.

This apartment is bright and spacious and is set over 791 square feet and comprises a large reception room with access to a rear facing balcony, open plan fully fitted kitchen, 2 double bedrooms and 2 ultra modern bathroom suites.

There is a generous amount of storage space within the apartment and the specification is high with wooden flooring to the lounge and hallway and carpets to the bedrooms.

SECURE PARKING SPACE

COMES UN-FURNISHED

AVAILABLE FROM 08.05.2026

- 2 BEDROOMS 2 BATHROOMS
- UN-FURNISHED
- 791 SQUARE FEET PLUS BALCONY
- 29 MINS TO LONDON EUSTON BY TRAIN
- SECURE GATED DEVELOPMENT
- SECURE PARKING SPACE INCLUDED
- REAR FACING APARTMENT
- AVAILABLE FROM 08.05.2026
- CLOSE TO HIGH STREET
- WALK TO STATION

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**BURRELL HOUSE**



**HALLWAY**



**BURRELL HOUSE**



**BEDROOM**



**BURRELL HOUSE**



**BEDROOM**

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**EN-SUITE**



**BEDROOM**



**HALLWAY**



**RECEPTION**



**BATHROOM**



**KITCHEN**

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RECEPTION



BALCONY



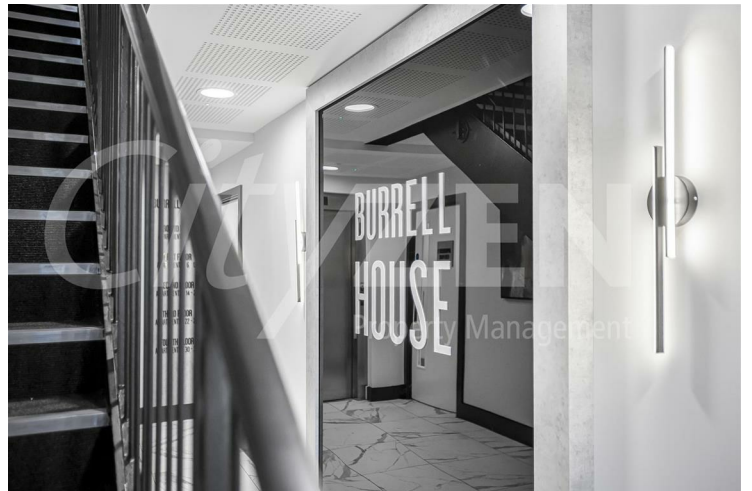
KITCHEN



BALCONY

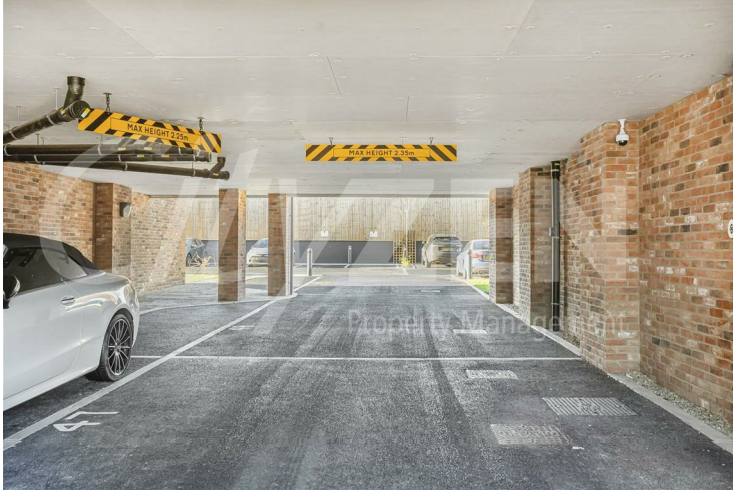


DOORS OUT TO BALCONY



BURRELL HOUSE

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**UNDERGROUND PARKING**

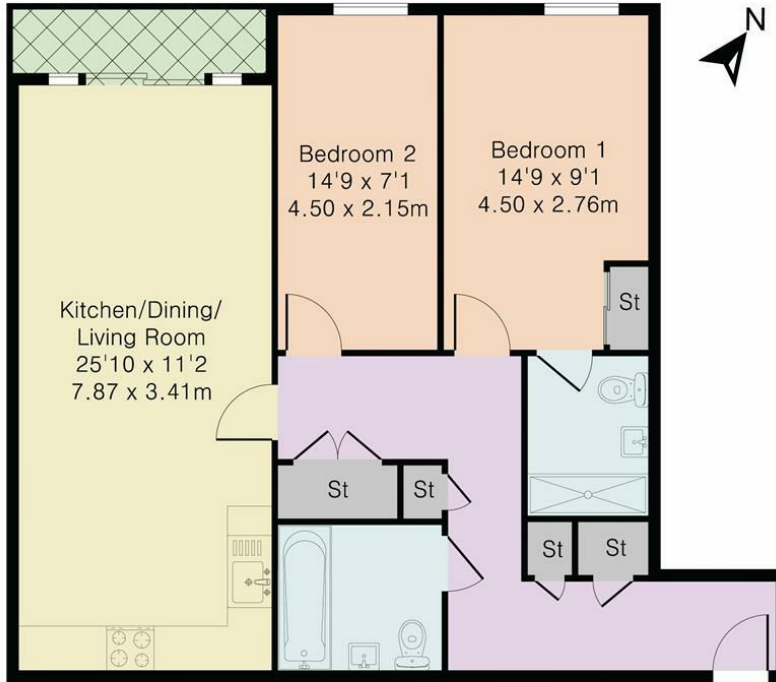


**PARKING TO REAR OF BLOCK**



**BURRELL HOUSE**

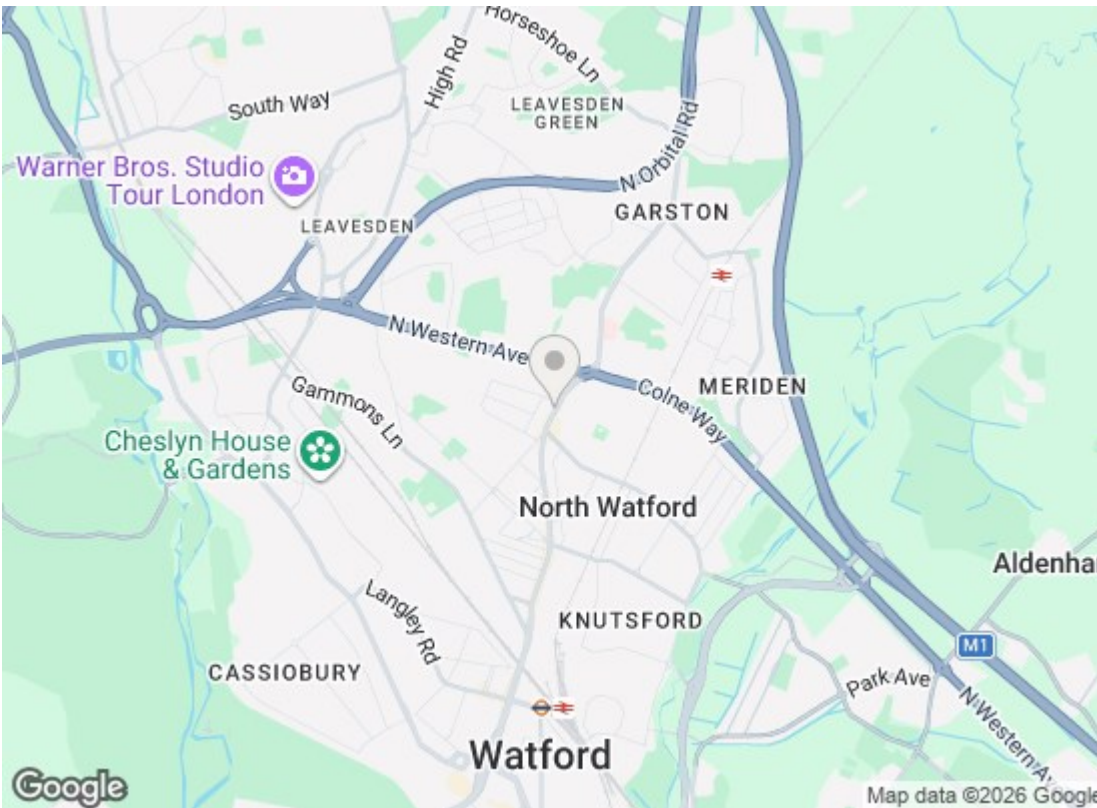
Approximate Gross Internal Area 791 sq ft – 73 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.