



## **37 Clarendon Road, Watford, WD17 1DJ**

**£350,000**

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

ONE OF THE TALLEST & MOST LUXURIOUS RESIDENTIAL TOWERS IN THE AREA OFFERING RESIDENTS AMENITIES SUCH AS GYM, CINEMA, 24 HOUR CONCIERGE, CLUB LOUNGE, CAFE & 24 HOUR CONCIERGE SERVICES

A 6TH FLOOR MANHATTAN STYLE SUITE WITH SEPARATE LIVING AND SLEEPING AREAS FOR SALE, SET OVER 508 SQUARE FEET

GROUND RENT £ZERO / SERVICE CHARGE £2100 / LEASE 997 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- STUDIO APARTMENT FOR SALE
- HOTEL STYLE FACILITIES
- LOCATED ON 6TH FLOOR
- LUXURY KITCHEN AND BATHROOM SUITE
- LOCATED IN THE CENTER OF WATFORD WD17
- 24 HOUR CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- STUDIO SUITE WITH SEPARATED LIVING ROOM & BEDROOM
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- 508 SQFT - 47 SQ M

# 37 Clarendon Road, Watford, WD17 1DJ



ENTRANCE



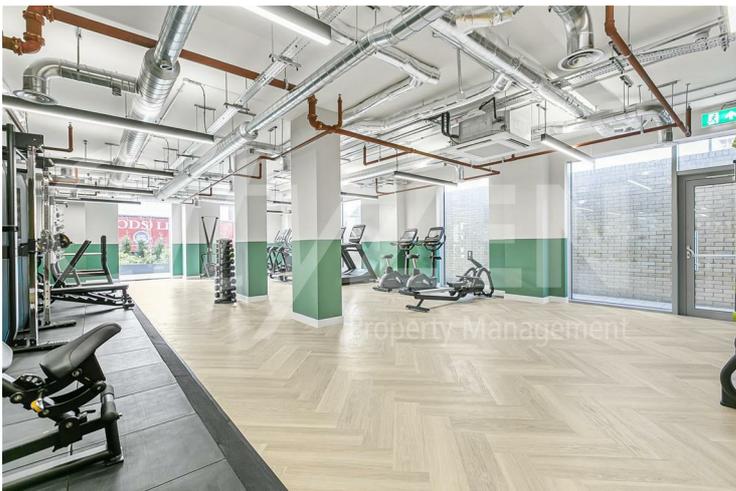
GYM



ENTRANCE



THE CLARENDON



GYM



THE CLARENDON

37 Clarendon Road, Watford, WD17 1DJ



CINEMA



GYM



CINEMA



GYM



CINEMA



GYM

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



**LOBBY**



**LOBBY**



**LOBBY**



**ROOF GARDEN**



**CONCIERGE**



**ROOF GARDEN**

# 37 Clarendon Road, Watford, WD17 1DJ



ROOF GARDEN



THE CLARENDON



ROOF GARDEN



BATHROOM



THE CLARENDON



KITCHEN

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**LIVING AREA**



**LIVING AREA**

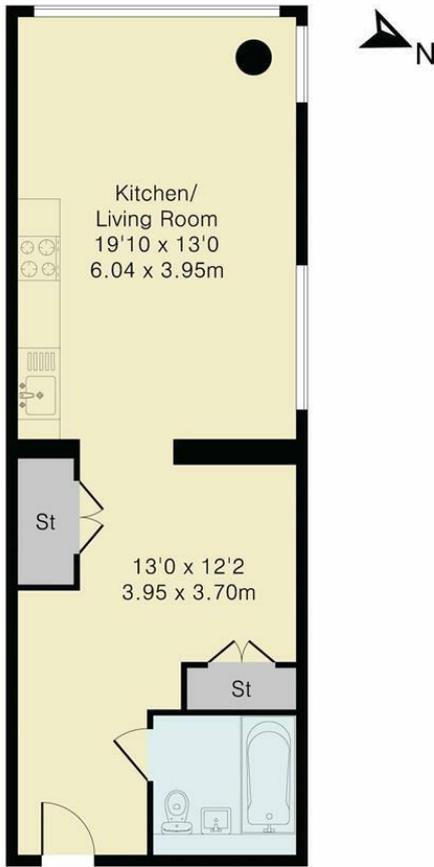


**SLEEPING AREA**

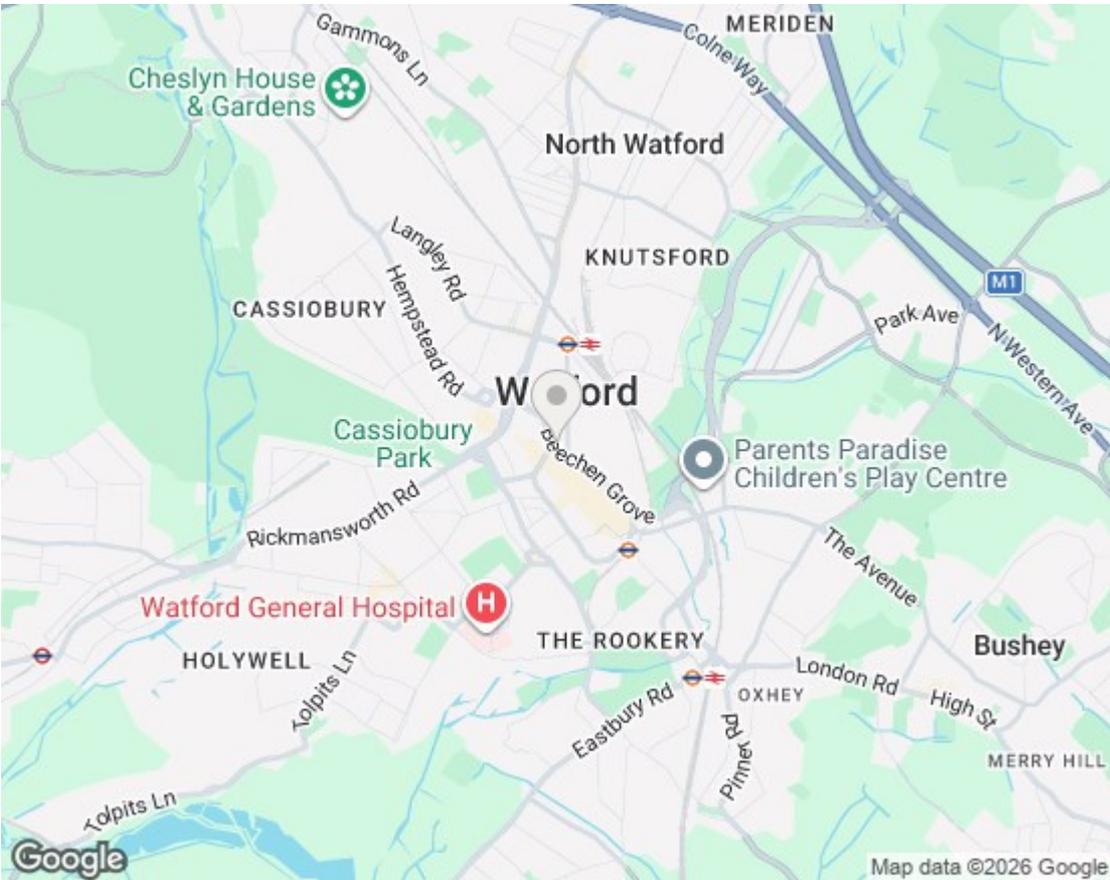


**LIVING AREA**

Approximate Gross Internal Area 508 sq ft - 47 sq m



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) A   |  |                         |           |
| (81-91) B   |  | 81                      | 81        |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| 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.