



**Marri Street, Watford, WD24 5FY**

**welcome to**

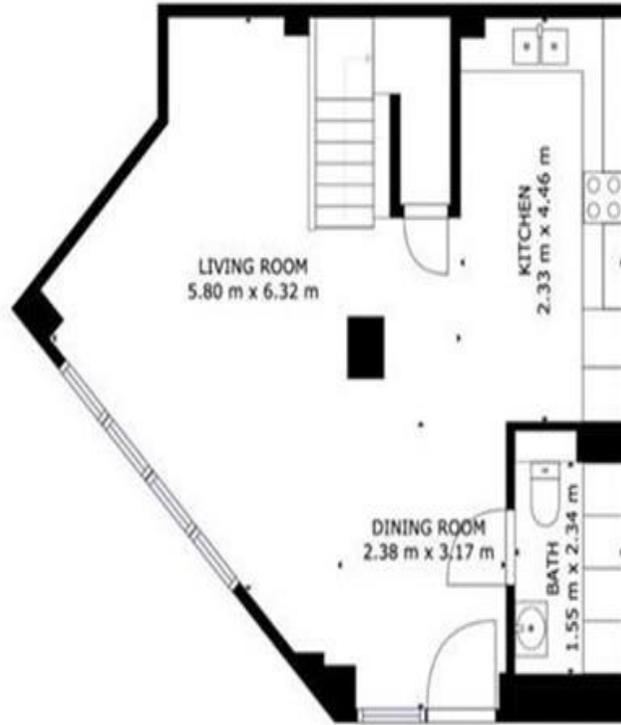
**Marri Street, Watford**

A luxury two-bedroom duplex maisonette on Marri Street, offering a very spacious 1,200 sq ft of living space. Featuring open-plan living, a modern fitted kitchen, and two en-suite bedrooms with fitted wardrobes. The property also benefits from secure parking and excellent commuter links.





GROSS INTERNAL AREA  
 FLOOR 1: 50 m<sup>2</sup>, FLOOR 2: 55 m<sup>2</sup>  
 TOTAL: 105 m<sup>2</sup>  
SEE ALSO APPROVED AND APPROVED. ACTUAL MEASUREMENTS.



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### Entrance

#### Wc

8' 10" x 4' 11" into cupboard ( 2.69m x 1.50m into cupboard )

#### Lounge/Kitchen

27' 2" to max x 22' 11" to max ( 8.28m to max x 6.99m to max )

#### Bedroom 1

16' 4" to max x 12' 6" to max ( 4.98m to max x 3.81m to max )

#### En Suite

7' 9" x 6' 7" ( 2.36m x 2.01m )

#### Bedroom 2

23' 4" into wardrobe x 15' 10" ( 7.11m into wardrobe x 4.83m )

#### En Suite

7' 9" x 6' 8" ( 2.36m x 2.03m )

### Total Floor Area

105 m<sup>2</sup> (1136 sq ft)

welcome to

## Marri Street, Watford

- Luxury Ground Floor Duplex Maisonette
- Two Double Bedrooms with En-Suites
- 993-Year Lease Remaining
- Secure Allocated Parking
- Just 0.3 Miles from Watford Junction

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Guide Price

**£475,000 - £500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF104742 - 0009

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