



SIGNATURE
ESTATES

8B St. Johns Road

Watford, WD17 1PT

£1,250

Large one bedroom first floor converted flat set within this imposing period property. Modern fitted kitchen with appliances, very bathroom/WC, bay fronted reception room, large double bedroom with fitted wardrobe, gas central heating and double glazed windows. Ideally located situated within a short walk of Watford Junction Station and the Town Centre known for its recent substantial redevelopment, also being within easy reach of the M1, M25 and the A4. On street parking permit.

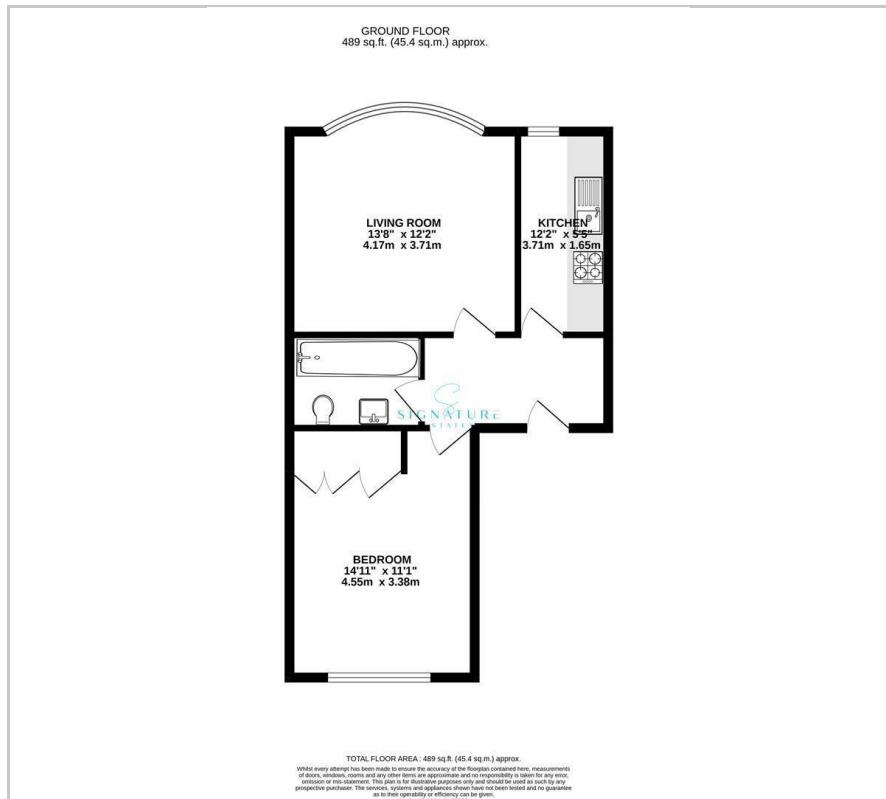
- One Bedroom Flat
- Large Lounge/Diner
- Kitchen with Appliances
- Large Double Bedroom with Fitted wardrobe
- Modern Bathroom
- Central Location
- Watford Junction Minutes Away
- Council Tax Band C
- Holding Fee of £288

Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

The chart shows the Energy Efficiency Rating for England & Wales. The x-axis represents the rating from 'Very energy efficient - lower running costs' on the left to 'Not energy efficient - higher running costs' on the right. The y-axis represents the percentage of houses from 92+ (top) to 1-20 (bottom). The legend indicates the color coding for each band: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The data points are as follows:

Rating	Percentage
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Annotations include 'Current' and 'Potential' in the top right, and '77%' and '58%' in the bottom right.

Rating	Current CO2 Emissions Range	Potential CO2 Emissions Range
A	Very environmentally friendly - lower CO2 emissions (92 plus)	Current: (92 plus) Potential: (92 plus)
B	(81-91)	Current: (81-91) Potential: (81-91)
C	(69-80)	Current: (69-80) Potential: (69-80)
D	(54-68)	Current: (54-68) Potential: (54-68)
E	(39-53)	Current: (39-54) Potential: (39-54)
F	(21-38)	Current: (21-38) Potential: (21-38)
G	(1-20)	Current: (1-20) Potential: (1-20)
Not environmentally friendly - higher CO2 emissions		



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