



Room 3

Gladstone Road | | Watford | WD17 2RA

£815 Per Month



**LEAFY
ESTATES**

Key features

- Watford Junction Station – approx. 13 minutes' walk
- DOUBLE EN-SUITE ROOM WITH GARDEN ACCESS TO RENT – WATFORD WD17

Description

A well-presented double en-suite room to rent in Watford, forming part of a professionally managed shared property designed around with services to provide comfortable, convenient, and hassle-free living for working professionals. Ideal for tenants seeking high-quality accommodation in a well-connected Watford location.

ROOM FEATURES

- Double-size bed
- Private en-suite bathroom
- Wardrobe and storage space
- Constant hot water
- Super-speed broadband

COMMUNAL AREAS

- Large shared kitchen with modern facilities

ALL BILLS INCLUDED

All utilities are included in the rent, offering clear and predictable monthly costs:

- Council Tax
- Electricity
- Gas
- Water
- Broadband

LOCATION – WATFORD

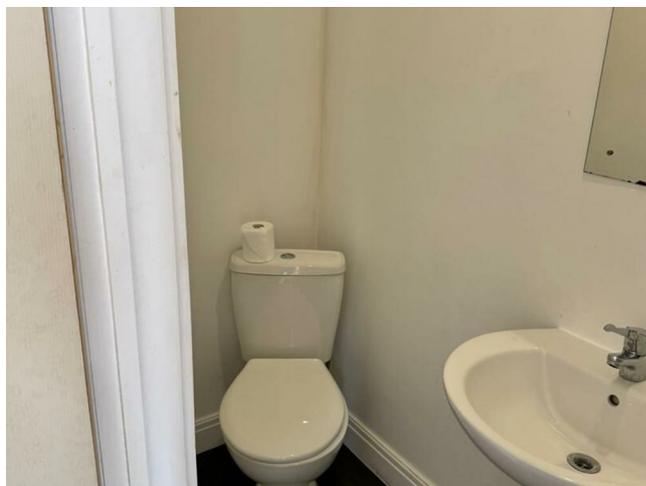
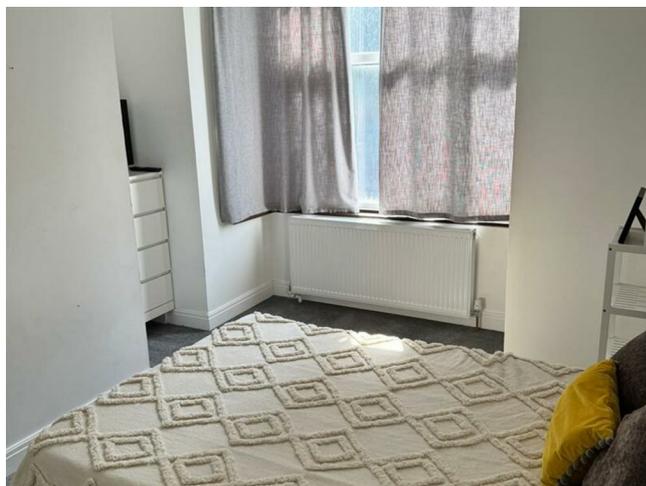
- Watford General Hospital – approx. 12 minutes' walk
- Watford Junction Station – approx. 13 minutes' walk (ideal for London commuters)
- Local shop – approx. 3 minutes' walk
- Supermarket – approx. 6 minutes' walk

This location is ideal for professionals working in Watford or commuting to London and surrounding areas.

THE PROPERTY AND HOUSEHOLD

- Professionally managed shared house
- Occupied by working professionals
- Mixed-gender household

Directions





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D EPC Rating



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