



The Clarendon Clarendon Road  
Watford



## Property Description

Connells are delighted to present this stunning three-bedroom penthouse on the 23rd floor of The Clarendon, an exclusive new development bringing a touch of London luxury to Watford. Beautifully designed throughout, the apartment features an impressive open plan living space with floor to ceiling windows showcasing breathtaking panoramic views, a high spec bespoke kitchen with SMART appliances, engineered oak flooring with underfloor heating, and three generous double bedrooms including a superb principal suite with en-suite. Residents benefit from NHBC warranty remaining, integrated building fire detection system & on site amenities including a gym, cinema, two sky gardens, and concierge service, offering an exceptional lifestyle.

The property is just 0.4 miles from Watford Junction Station, providing fast links into London, with multiple bus stops close by for convenient local travel. The area offers excellent schooling, including Watford St John's Primary approximately 130 yards away, and the Outstanding Watford Grammar Schools for Girls (0.4 miles) and Boys (0.7 miles). Everyday amenities are moments away with Sainsbury's, Nisa Express, and M&S all within easy reach, along with healthcare services such as Sutherland House Medical Centre and Watford General Hospital (0.7 miles). Situated in a vibrant, well connected neighbourhood known for its urban convenience and youthful community, this exceptional penthouse offers luxury living in an unbeatable location.

## Agents Note:

The Land Registry title has yet to be updated with the Vendor's details, application is pending and can be expedited if necessary. Please ask the branch for more details.

### Entrance Hall

Front door, storage cupboard, utility cupboard.

### Utility Cupboard

Housing washing machine, newly installed tumble dryer and water tank.

### Living Room / Kitchen

Dual aspect windows, under-floor heating, television point, telephone point.

Bespoke German kitchen with SMART integrated appliances.

### Bedroom One

Windows to side aspect, fitted wardrobe, storage cupboard, door to en-suite.

### En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

## Bedroom Two

Windows to side aspect, fitted wardrobe.

## Bedroom Three

Windows to side aspect.

## Bathroom

Bath with mixer taps and overhead shower and shower attachment, WC, wash hand basin, heated hand towel rail.

## Outside

## Outside

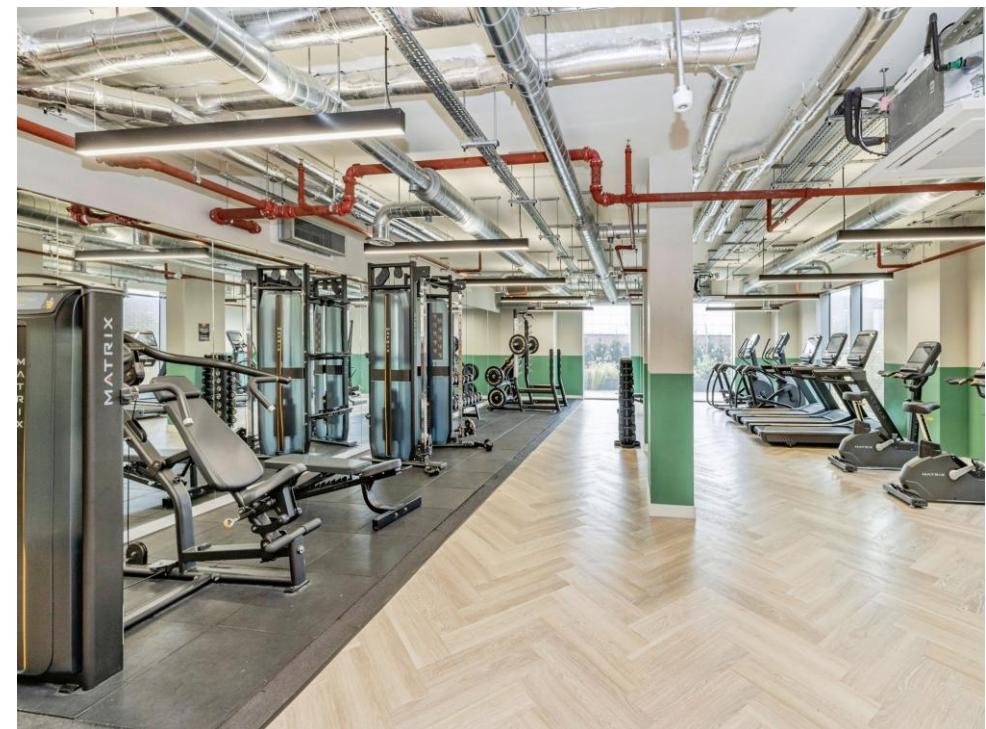
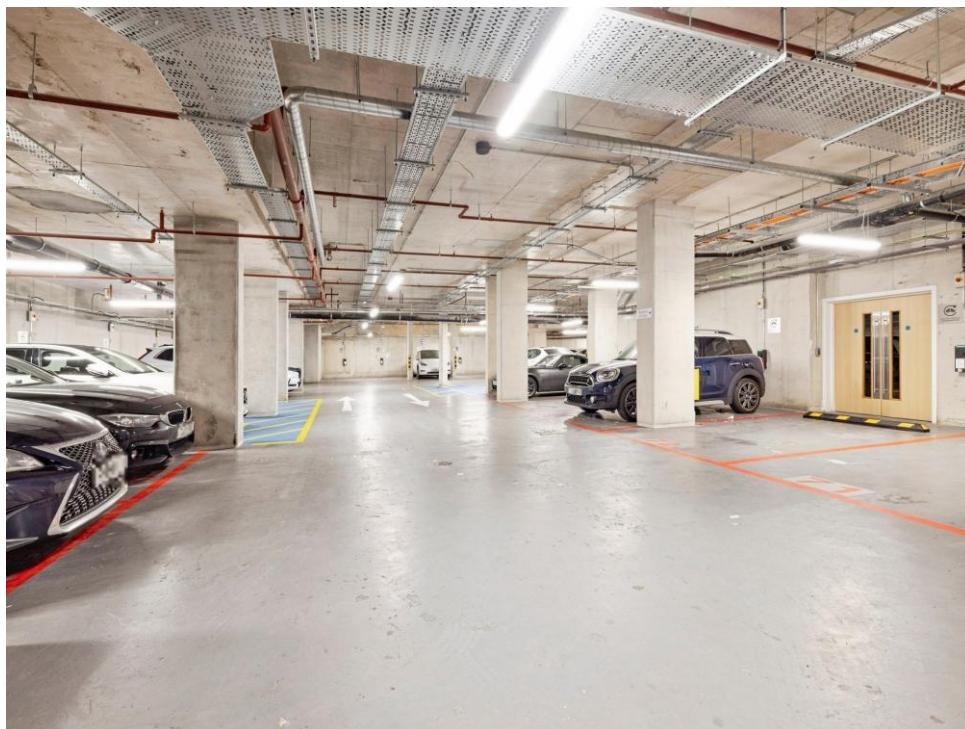
## Parking

Two gated underground allocated parking spaces.

## Residential Facilities

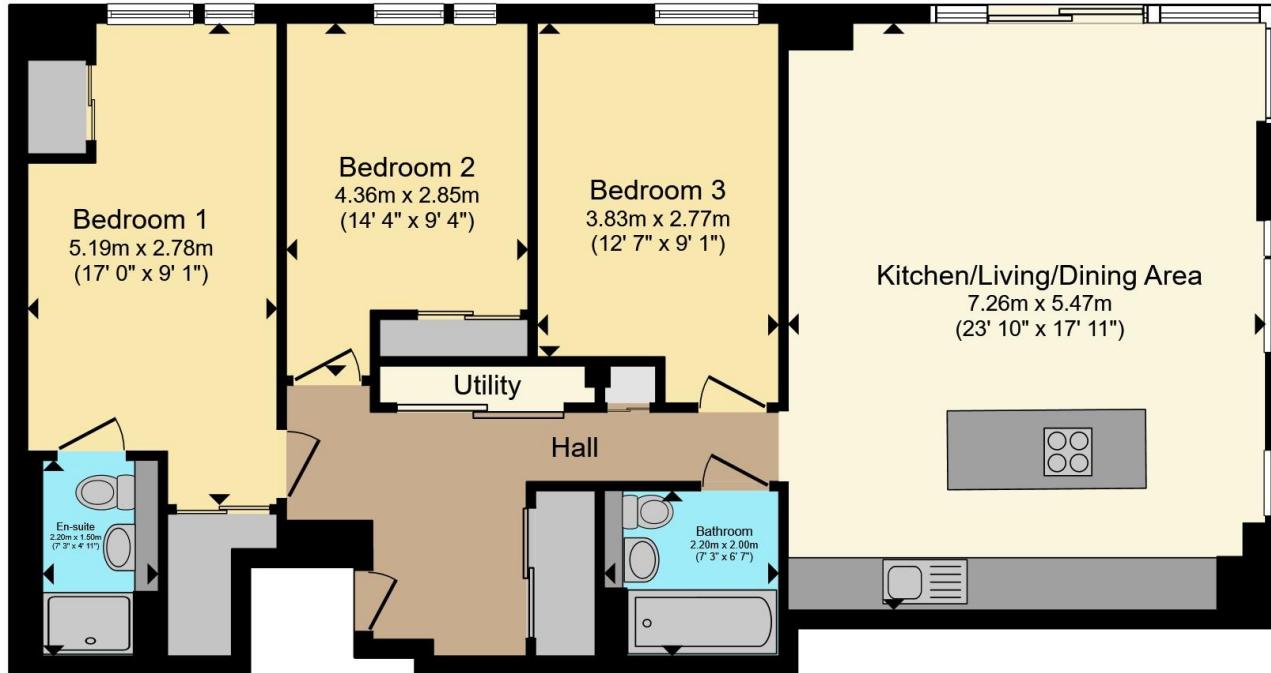
- Two breath taking sky gardens, on the 7th and 25th floors.
- State-of-the-art facilities including a gymnasium, cinema, club lounge, and café.
- Concierge service ensures convenience and security.
- A dedicated cycle storage caters to active lifestyles.







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**Floor Plan**

Total floor area 97.8 m<sup>2</sup> (1,053 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: B    Council Tax  
 Band: F    Service Charge:  
 4500.00

Ground Rent:  
 Ask Agent    Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315012](http://connells.co.uk/Property/WTF315012)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

