



37 CLARENDON ROAD, WATFORD, WD17

£1,700 PCM

Brand New One Bedroom Apartment | 9th Floor | Furnished | Available Now | 550 Sq Ft (approx) | Open Plan Reception Room | Double Bedroom With Built-In Wardrobes | Ample Storage | Modern Bathroom | 24 Hour Concierge | Residents Gym | Residents Cinema | Residents Club Lounge & Cafe

- 24 hour concierge
- 9th floor
- Brand new apartment
- Furnished
- One bedroom
- Residents gym
- Luxury finish throughout
- Residents cinema

Welcome to The Clarendon, Watford's newest 25-storey residential tower!

The development offers exquisitely designed apartments along with a range of amenities for residents including two sky gardens (on the 7th and 25th floors), gymnasium, cinema, club lounge and cafe, bicycle storage and a 24 hour concierge service.

The apartment itself is positioned on the 9th floor, offered on a furnished basis and comprises an open plan reception room with fitted kitchen, double bedroom with built-in wardrobes and a modern bathroom.

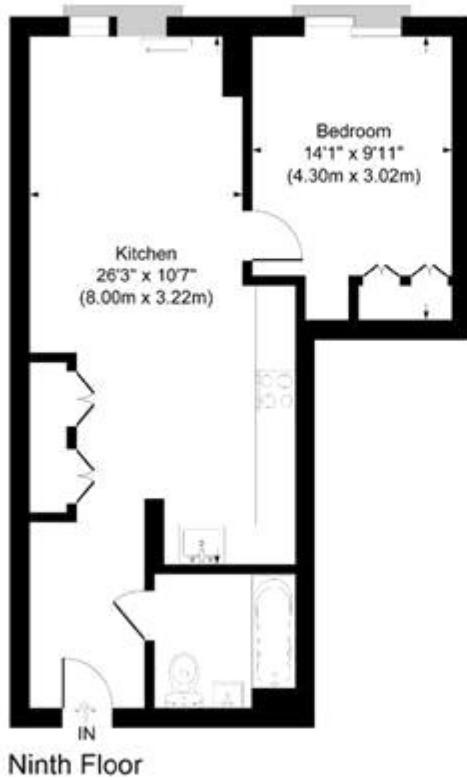
The building is located within a short distance to Watford Junction station (overground) and Watford station (metropolitan line).

Deposit: £1,961.53

Holding Deposit: £392.30



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Clarendon Road

Approximate Gross Internal Area
Total = 51.0 sq m / 550 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		87	87
(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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.