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The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ

£620 Per Week

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

ONE OF THE TALLEST & MOST LUXURIOUS RESIDENTIAL TOWERS IN THE AREA OFFERING RESIDENTS AMENITIES SUCH AS GYM, CINEMA, CONCIERGE, CLUB LOUNGE & CAFE.

A 10TH FLOOR TWO BEDROOM TWO BATHROOM APARTMENT SET OVER 840 SQUARE FEET WITH AN EAST FACING ASPECT

FURNISHED AND AVAILABLE FROM 30.12.2026

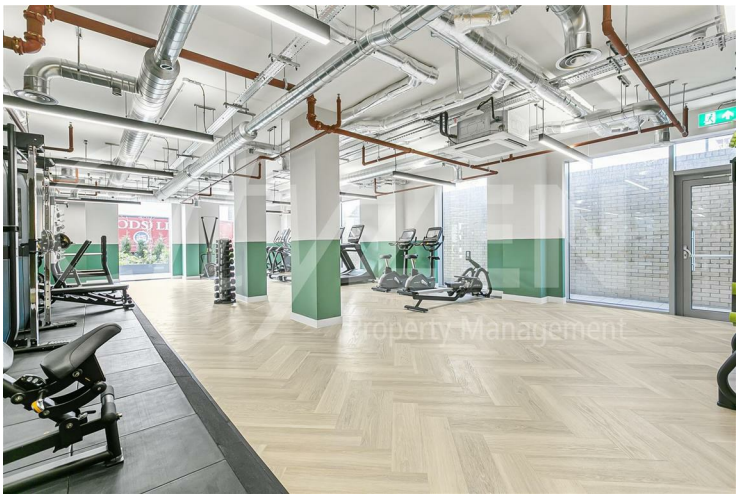
Marketing of On-Site Amenities and Agent Indemnity.
The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- 2 DOUBLE BEDROOMS
- LOCATED IN THE CENTER OF WATFORD WD17
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- HOTEL STYLE FACILITIES
- CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- LOCATED ON THE 10TH FLOOR
- 2 BATHROOMS
- EAST FACING & OVER 840 SQUARE FEET
- LUXURY KITCHEN AND BATHROOM SUITE

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ENTRANCE



GYM



ENTRANCE



GYM



CINEMA



THE CLARENDON

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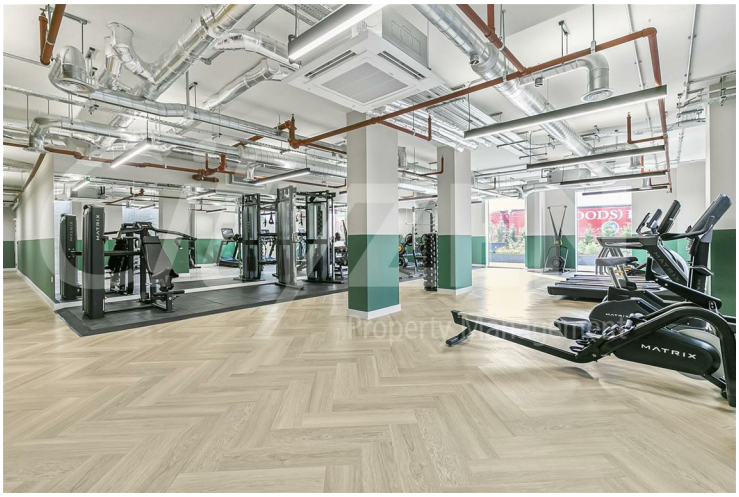
THE CLARENDON



CINEMA



CINEMA



GYM



CINEMA



GYM

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GYM



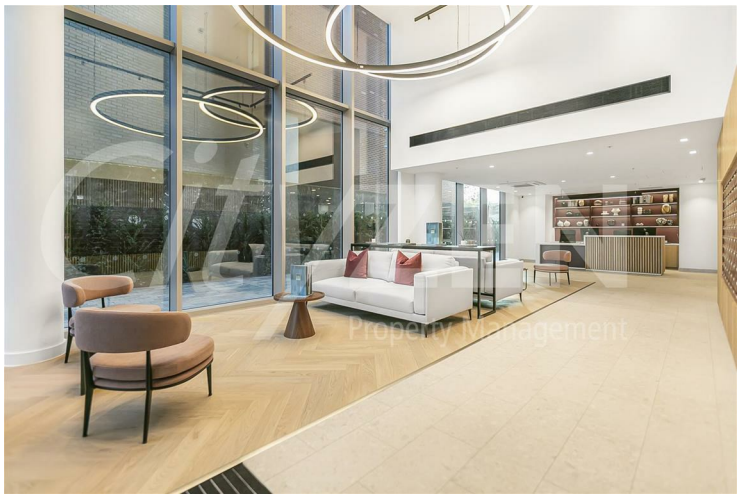
CONCIERGE



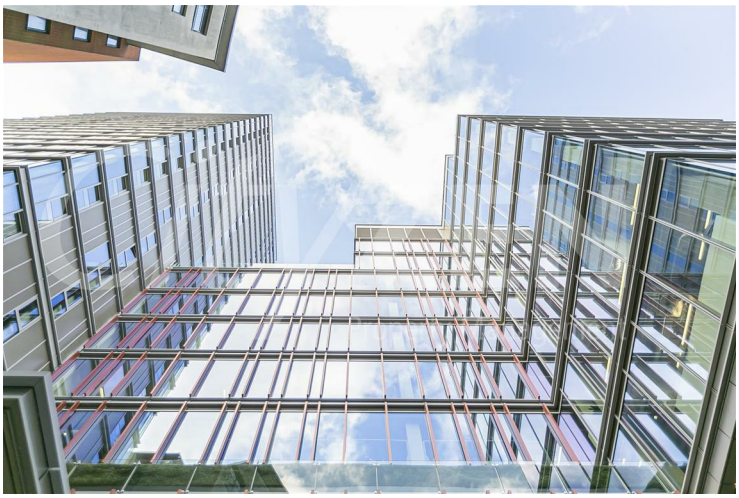
LOBBY



LOBBY



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ROOF GARDEN



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THE CLARENDON



BATHROOM



ROOF GARDEN



RECEPTION



KITCHEN

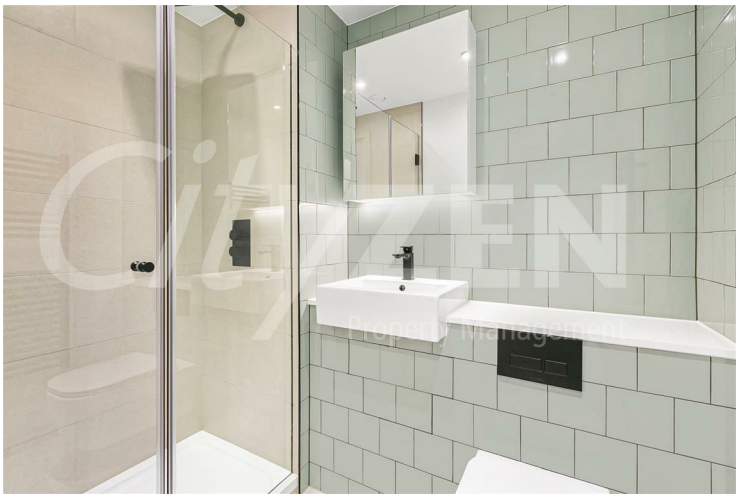


BEDROOM

The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



BEDROOM



EN-SUITE



RECEPTION



RECEPTION

Approximate Gross Internal Area 843 sq ft - 78 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

CityZEN Property Management



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.