

**St. Albans Road,
£340,000 (Leasehold - Share of Freehold)**



London Square Watford is set in the heart of the town on St Albans Road. Relish the bold, contemporary design with open-plan spaces and a quality specification by award winning developers London Square.

Set behind gates is this stunning 1 bedroom apartment 'The Clapton' which is situated on the first floor of this luxury development. The property consists of a great sized bedroom with a built in wardrobe, bathroom and a spacious kitchen/diner/lounge area complete with private balcony. The kitchen is of a high quality standard and does come equipped with integrated appliances.

Furthermore, As this is a new build, the property comes with a 10 YEAR PREMIER WARRANTY.

London Square Watford blends the best of connected living with an exceptional quality of life in this popular commuter town. Two miles from the centre of vibrant Watford, excellently connected for London's King Cross and Euston stations and first class road links, these stylish apartments are perfectly placed. Relish the bold, contemporary design that delivers enviable open-plan spaces, flexible for whether you are relaxing or working from home at your designated work station.

Watford's superb road and rail connections make it ideal for commuters, the ability to travel quickly into the capital and beyond is one of the major benefits of living at London Square Watford. Your home is just half a mile from Watford North. A bus service also operates to Watford Junction. From here, fast and frequent trains run direct to London Euston in 23 minutes and from there King's Cross is a 1 minute tube journey. Watford Station is on the Metropolitan line of the London Underground. The motorway network is easily accessible via the M1, 1.5 miles away and the M25, 3 miles.

020 3764 2222
www.village-estates.co.uk



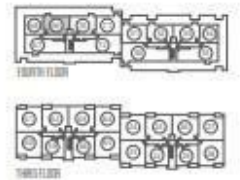
Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





Kitchen/Living/Dining Room 6.04m x 3.55m 19'10" x 11'8"
 Bedroom 4.26m x 3.12m 14'0" x 10'3"



Available on the
App Store



ANDROID APP ON
Google play

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	