

**St. Albans Road, Watford**  
**£500,000 (Leasehold - Share of**



The Kensington is a spacious 2 double bedroom apartment on the fourth floor of a stunning development built by LONDON SQUARE. The property consists of a master bedroom with en-suite, a second double bedroom, family bathroom and a spacious lounge/diner/kitchen. The kitchen is of high quality specification and consists of integrated appliances as well as a stunning finish. This particular apartment has BEAUTIFUL skylights in the kitchen/lounge and also features in the master bedroom which brings in plenty of stunning light and opens up the space beautifully.

Furthermore, The property is within a secure gated development and this particular apartment has allocated parking.

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.

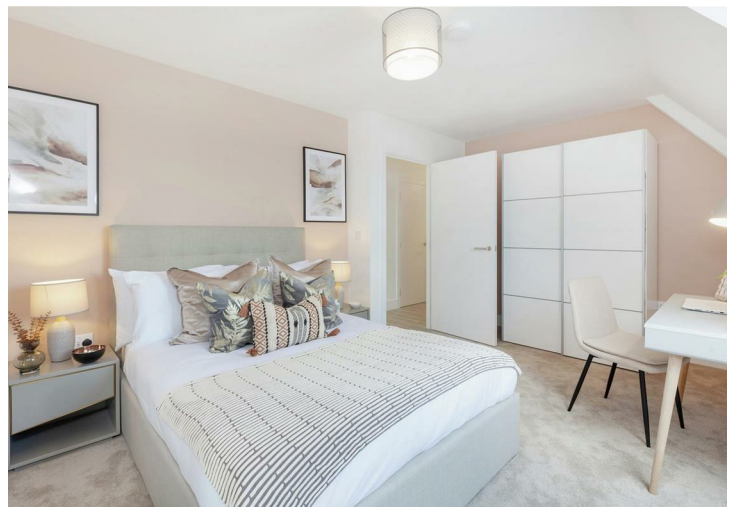
Watford's superb road and rail connections make it ideal for commuters, the ability to travel quickly into the capital and beyond is one of the major benefits of living at London Square Watford. Your home is just half a mile from Watford North. A bus service also operates to Watford Junction. From here, 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](http://www.village-estates.co.uk)



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

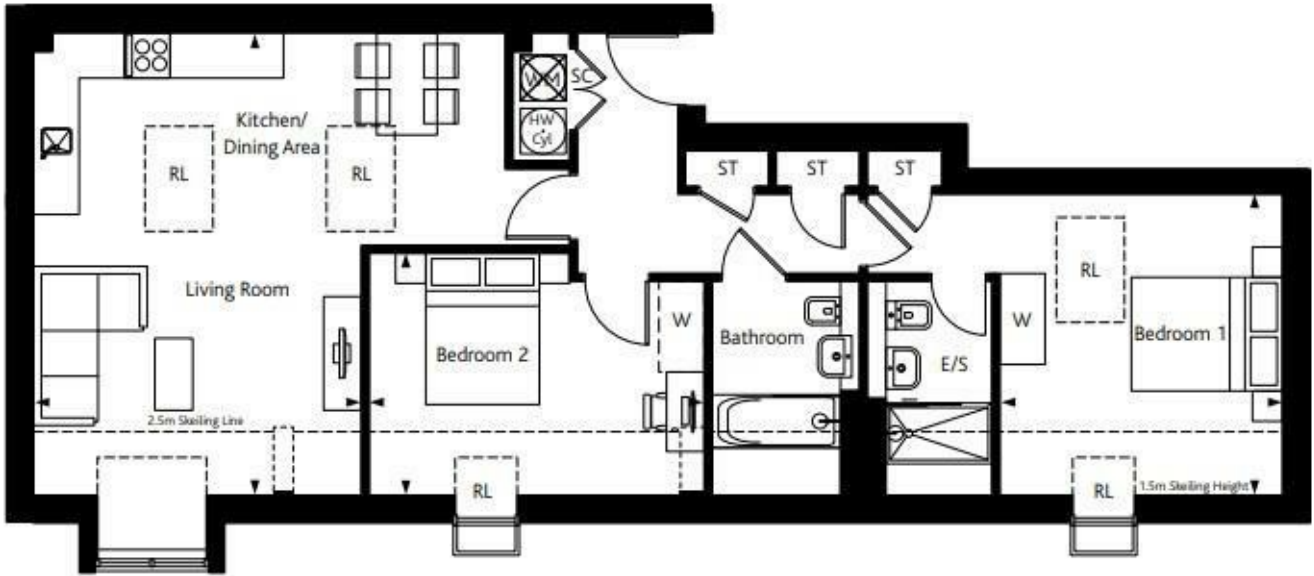
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



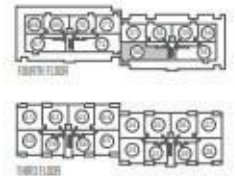


# THE KENSINGTON

2 BEDROOM APARTMENT  
Plot 30



Kitchen/Living/Dining Room	6.04m x 4.28m	19'10" x 14'1"
Bedroom 1	3.90m x 3.69m	12'10" x 12'1"
Bedroom 2	4.38m x 3.13m	14'4" 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) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	