

## 18 Oak Close, Watford, WD18 0GZ £1,300 Per month



Red Cube Property are pleased to offer this exciting new development for rent. The property forms part of a whole new riverside neighbourhood and includes a range of new retail and leisure facilities including a new Primary School, flexible work space areas, a community centre and not forgetting the 4.5 acres of breath-taking open green space to be enjoyed.


The flat is carefully designed to optimise space and functionality. It provides a generously-sized living, dining and kitchen area and practical features such as a utility cupboard and fitted bedroom wardrobes.

Inside this new home you'll be greeted by generously sized oak-floored living spaces, Leicht German kitchens with Silestone worktops, energy saving appliances and fitted wardrobes as standard.

London is within very easy commuting distance from Watford. Direct travel times from Watford Junction to London Euston can be as quick as 15 minutes. London Overground lines also run from Watford Junction to many useful destinations including Clapham Junction. Alternatively, take the London Underground Metropolitan Line from Watford station, for direct peak hour tube trains to Baker Street, Farringdon and the City. It's the only





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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