

## 37 Clarendon Road, Watford, WD17 1DJ

**£550 Per Week**

SECURE UNDERGROUND PARKING SPACE INCLUDED

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

ONE OF THE TALLEST & MOST LUXURIOUS RESIDENTIAL TOWERS IN THE AREA OFFERING RESIDENTS AMENITIES SUCH AS GYM, CINEMA, 24 HOUR CONCIERGE, CLUB LOUNGE, CAFE & 24 HOUR CONCIERGE SERVICES

A 15TH FLOOR TWO BEDROOM TWO BATHROOM APARTMENT SET OVER 827 SQUARE FEET WITH SOUTH FACING ASPECT

SECURE PARKING SPACE INCLUDED

FURNISHED

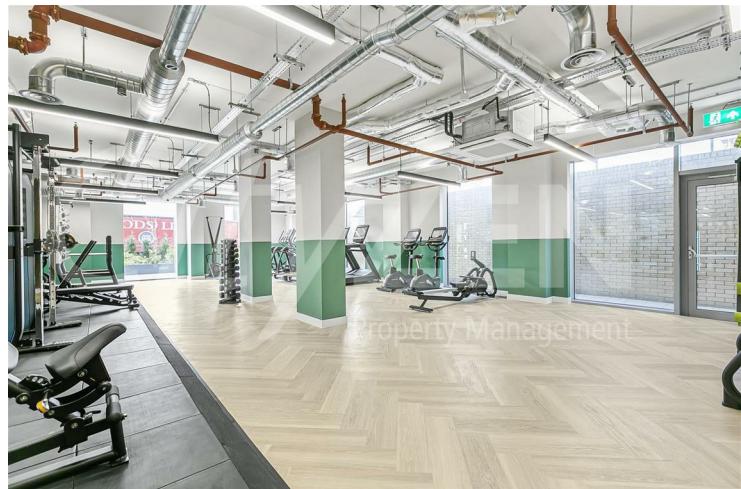
AVAILABLE NOW

- BRAND NEW APARTMENT
- HOTEL STYLE FACILITIES
- LOCATED ON 15TH FLOOR
- LUXURY KITCHEN AND BATHROOM SUITE
- LOCATED IN THE CENTER OF WATFORD WD17
- 24 HOUR CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- 2 BED & 2 BATH APARTMENT
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- SECURE PARKING SPACE INCLUDED

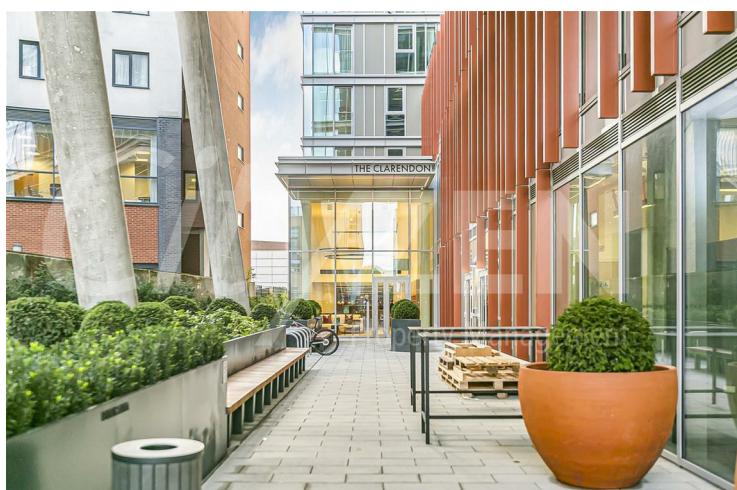
# 37 Clarendon Road, Watford, WD17 1DJ



ENTRANCE



GYM



ENTRANCE



GYM



CINEMA



THE CLARENDON



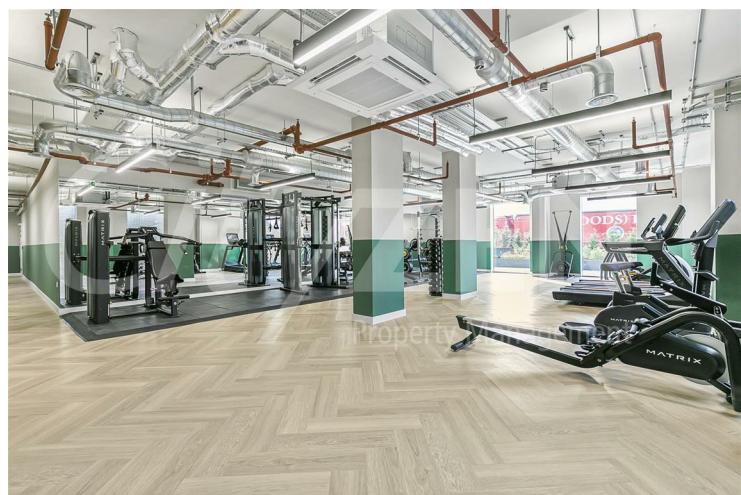
THE CLARENDON



CINEMA



CINEMA



GYM



CINEMA



GYM



**GYM**



**CONCIERGE**



**LOBBY**



**LOBBY**



**LOBBY**



**THE CLARENDRON**



**ROOF GARDEN**



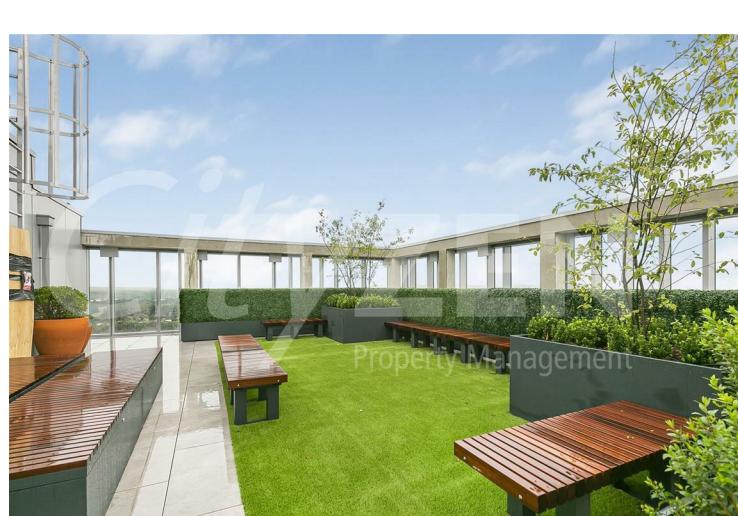
**ROOF GARDEN**



**ROOF GARDEN**



**THE CLARENDRON**



**ROOF GARDEN**



**ROOF GARDEN**



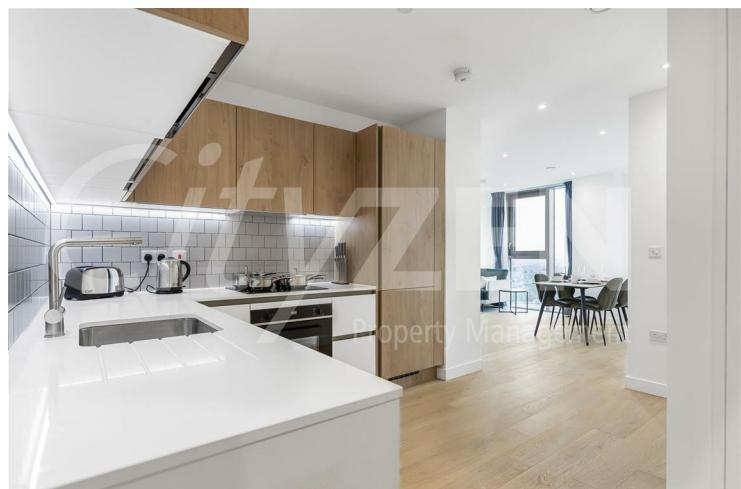
**THE CLARENDON**



**KITCHEN**



**ROOF GARDEN**



**KITCHEN / RECEPTION**



**KITCHEN**



**BATHROOM**



**BEDROOM**



**RECEPTION ROOM**



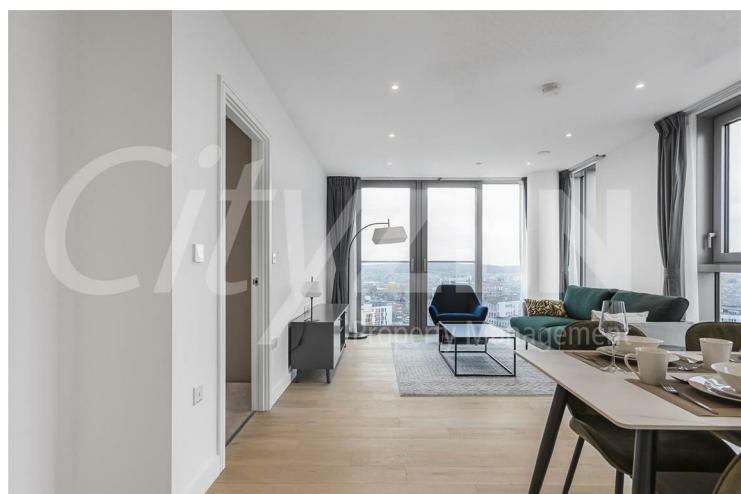
**BEDROOM**



**RECEPTION ROOM**

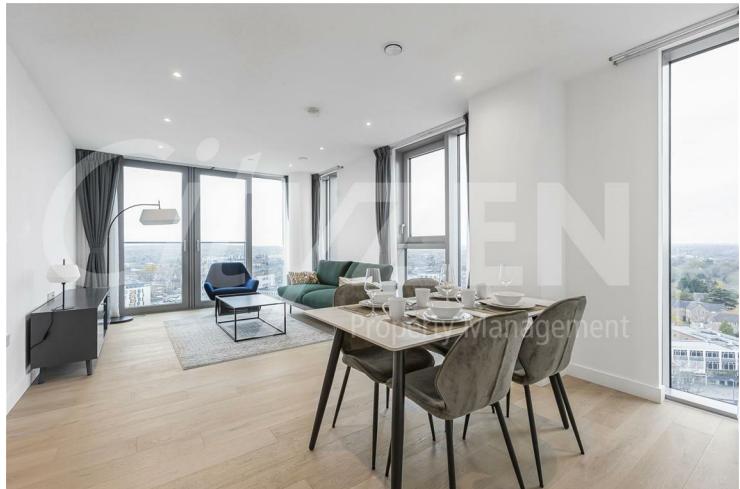


**EN SUITE SHOWER ROOM**



**RECEPTION ROOM**

# 37 Clarendon Road, Watford, WD17 1DJ



RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



VIEW



RECEPTION ROOM



VIEW



**BEDROOM**

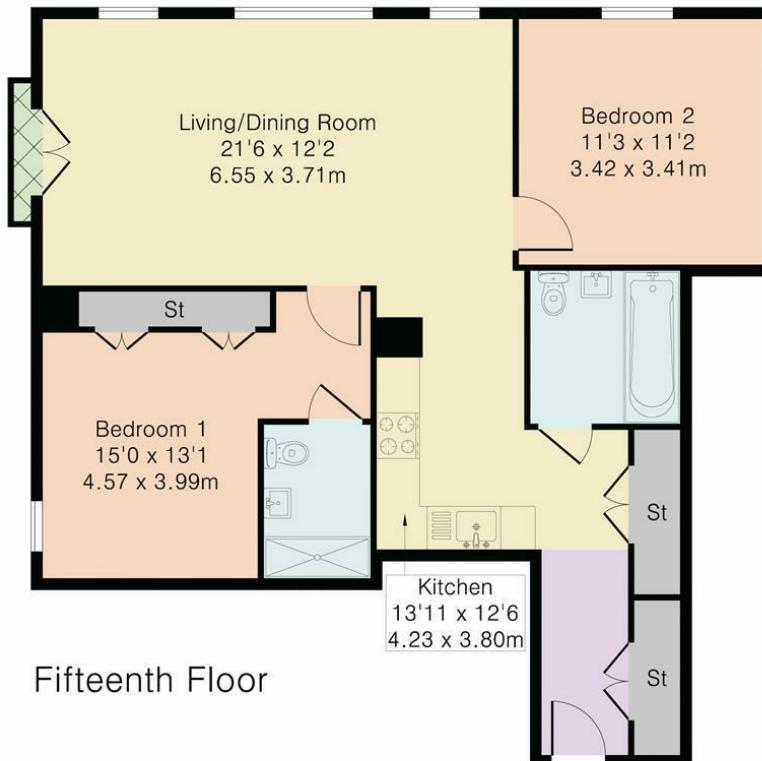


**HALLWAY**



**RECEPTION ROOM**

# Approximate Gross Internal Area 827 sq ft - 77 sq m



Fifteenth Floor



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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

## England & Wales

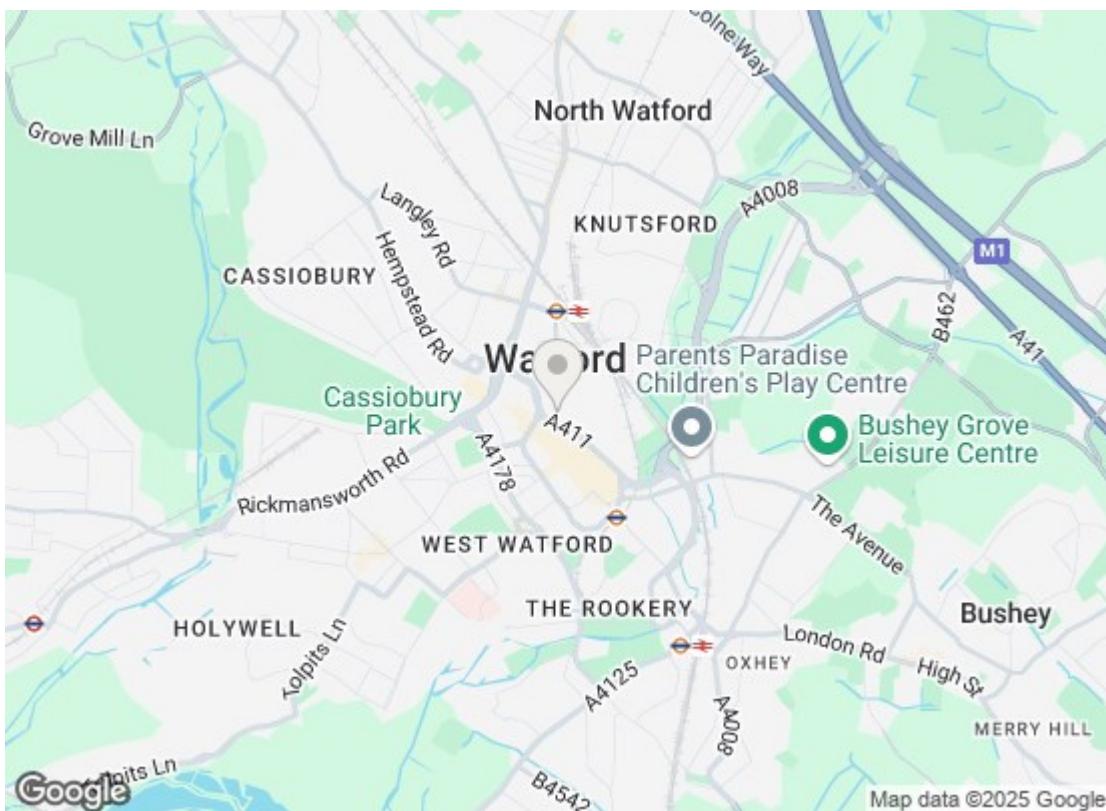
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

## England & Wales

Map data ©2025 Google



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.