



Plot 2, Rembrandt House, 400 Whippendell Road, Watford, WD18 7PG
Guide price: £390,000 Leasehold

sewell &
gardner

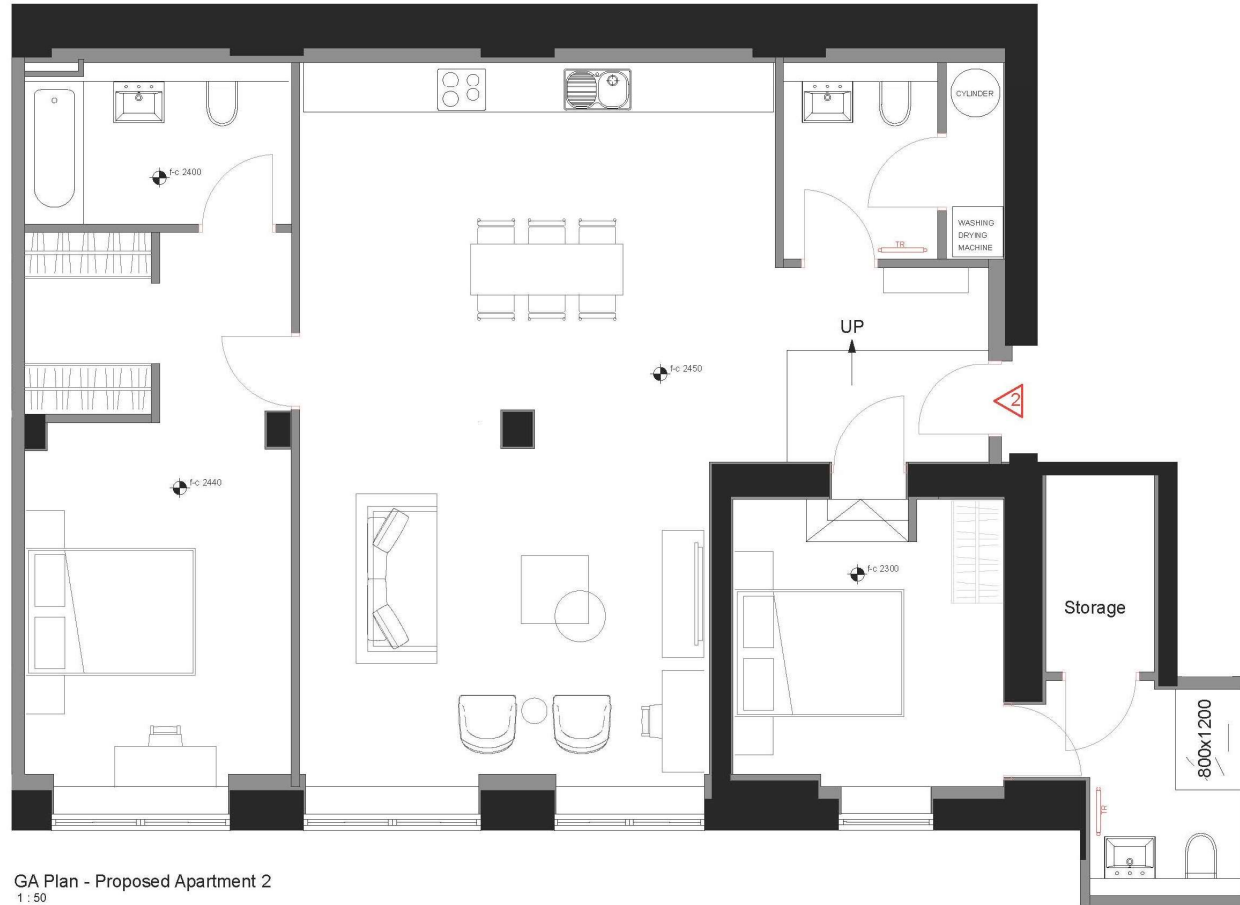
About the property

Plot 2 is a 2 bedroom lower ground floor apartment in this exclusive collection of seven uniquely designed one, two and three bedroom apartments in Rembrandt House, an iconic Watford building. These modern residences combine style and comfort, featuring spacious layouts and high end finishes including custom-designed kitchens with sleek integrated stainless steel appliances. Each apartment includes two allocated parking spaces which is a rarity for apartments in this location.

Watford is a great location, situated within close proximity of the thriving capital city, London. Rembrandt House is only 20 minutes walking distance to Watford's town centre, where you can find the Atria shopping centre, along with many other gyms, restaurants, bars and schools. Rembrandt House offers easy access to the excellent universities of central London, as well as University of Hertfordshire (14 miles away).



- Two double bedrooms
- Stainless steel appliances
- 2 underground allocated parking spaces
- Ready for occupation
- Spacious layout and high end finishes
- Custom designed contemporary kitchens



GA Plan - Proposed Apartment 2
1 : 50



Plot 2

1,163 sq ft

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis, cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions and a nature reserve.

Local Authority: Watford Borough Council

Approximate floor area: 1,163 sq ft

Tenure: Leasehold

Lease length: 990 years

Service charge: £2,840.74

Nearest Station: Watford Metropolitan Station, 0.7 miles

Distance to Town Centre: 1.7 miles to Rickmansworth

Nearest Motorway: 3.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &
gardner