



## **The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ**

**£545 Per Week**

THE CLARENDON, CLARENDON ROAD, WATFORD WD17

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

8TH FLOOR TWO BEDROOM TWO BATHROOM APARTMENT SET OVER 877 SQUARE FEET

SECURE PARKING SPACE

PART FURNISHED

AVAILABLE FROM 24.06.2026

- 2 DOUBLE BEDROOMS 2 BATHROOMS
- LOCATED IN THE CENTER OF WATFORD
- MINS FROM STATION (FAST TRAIN TO LONDON 15 MINS)
- SECURE PARKING SPACE
- CONCIERGE, RES GYM, CINEMA, CLUB LOUNGE & CAFE
- 25 STOREY RESIDENTIAL TOWER WITH LUXURY FINISHES
- 8TH FLOOR
- AVAILABLE FROM 24.06.2026
- 877 SQUARE FEET
- LUXURY KITCHEN AND BATHROOM SUITE

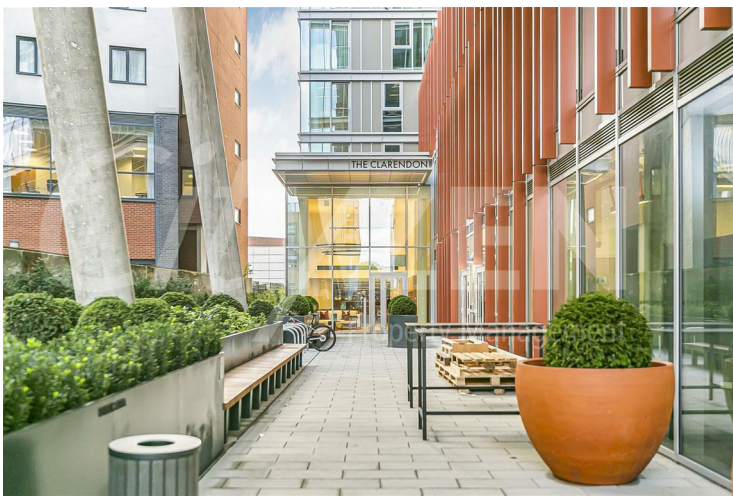
# The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



ENTRANCE



GYM



ENTRANCE



GYM



CINEMA



THE CLARENDON

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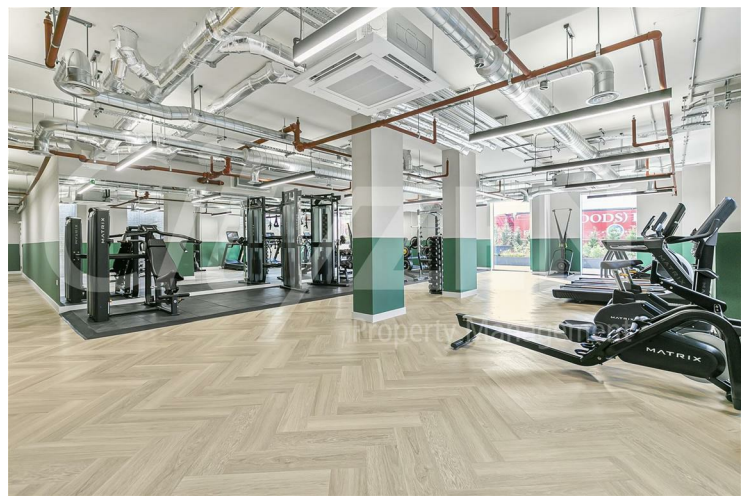
THE CLARENDON



CINEMA



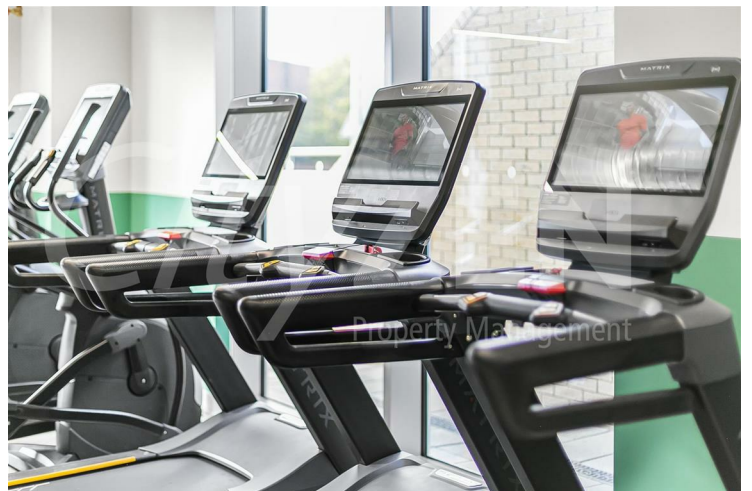
CINEMA



GYM



CINEMA



GYM

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**GYM**



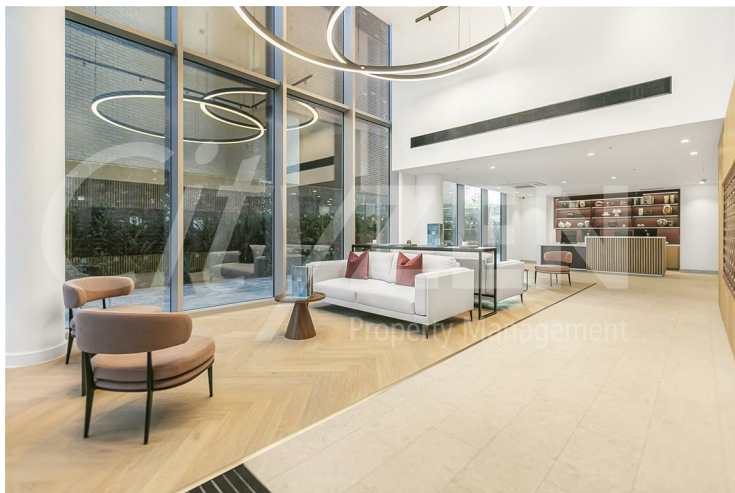
**CONCIERGE**



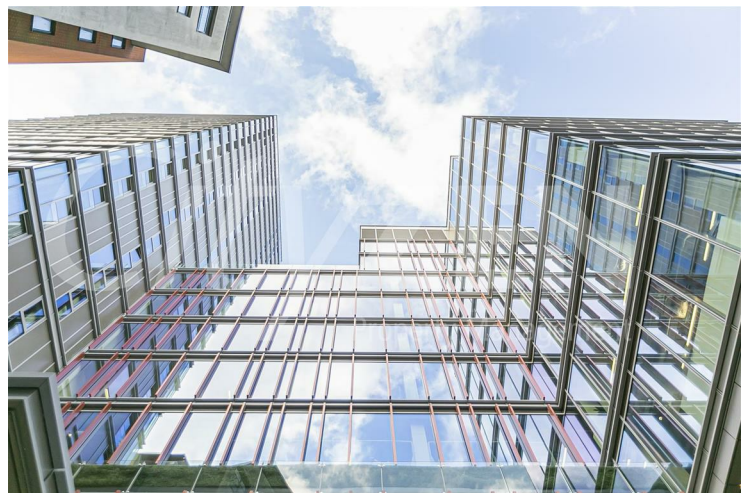
**LOBBY**



**LOBBY**



**LOBBY**



**THE CLARENDON**

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**ROOF GARDEN**



**ROOF GARDEN**



**ROOF GARDEN**



**THE CLARENDON**



**ROOF GARDEN**



**ROOF GARDEN**

# The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ



**THE CLARENDON**



**KITCHEN**



**ROOF GARDEN**



**KITCHEN**



**BATHROOM**



**BEDROOM**

**The Clarendon, 37 Clarendon Road, Watford, WD17 1DJ**



**BEDROOM**



**RECEPTION**



**EN SUITE SHOWER ROOM**



**RECEPTION**



**RECEPTION**



**RECEPTION**

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**BEDROOM**



**BEDROOM**

Approximate Gross Internal Area 877 sq ft - 81 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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		

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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

**England & Wales**



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.