

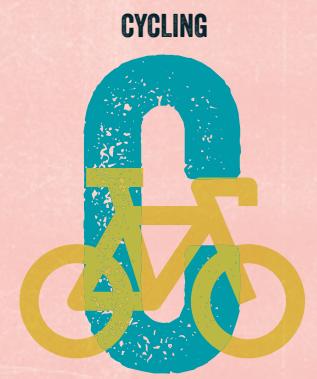
*The*  
**LETTERPRESS**  
WATFORD

1 & 2 BEDROOM  
APARTMENTS

# The A-Z of WATFORD LIVING



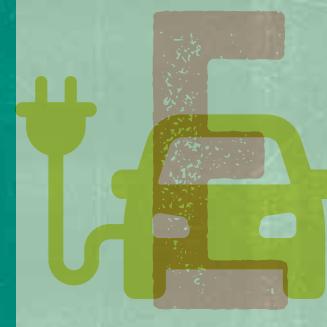
BALCONY



CYLING



DESIGN DETAIL



ENERGY EFFICIENT

FIRST TIME BUYER



GRAND UNION CANAL



HELP TO BUY



INSPIRATION

JOURNEYS



KAYAKING



LANDSCAPING



METROPOLITAN LINE



## EVERYTHING FROM AQUADROMES TO ZEBRAS



Introducing The Letterpress, Watford's exciting new residential address with homes for both shared ownership and private sale.

The distinctive mix of 67 contemporary-designed 1 and 2 bedroom apartments are arranged across three apartment buildings, many with great views over the public garden square.

Living here offers the best of both worlds – a low-vehicle zone favouring pedestrians and cyclists but with on-site parking provided so that every home comes with its own allocated parking space.

The Letterpress is set in a prime position between Watford and Rickmansworth making it easy to live local and experience the buzz and individual charm of both areas. Explore the vast selection of bars, restaurants, shops and leisure destinations on offer – there's something for everyone. So, whether that's visiting the zebras at nearby Cassiobury Farm or kayaking at Rickmansworth Aquadrome, there is so much to see and do.

For when you want to explore further afield the Metropolitan line is close by and Watford Junction and Rickmansworth stations are only a short bus ride away.

108

ON-SITE PARKING SPACES, GIVING AT LEAST ONE FOR EVERY HOME



Meet your neighbours, relax and unwind in the public garden square. Inspired by the painting 'The Snail' by French artist Henri Matisse, this landscaped space is designed as a series of outdoor 'rooms' each with its own character feel.

# HOME LIFE STYLE

It's the perfect balance between private and communal living at The Letterpress. An outside space to call your own is so important, that's why all homes enjoy their own private patio, terrace or balcony, but meticulous design ensures each apartment looks out across the central garden square or surrounding green spaces making you feel part of neighbourhood life.

Many apartments are dual aspect ensuring your home is filled with natural light and maximising your views across the garden square and surrounding green spaces.



Computer generated image (CGI) is indicative only



# 10

ELECTRIC CAR CHARGING POINTS  
PROVIDED FOR GREENER LIVING

E is for energy efficiency and S is for sustainability – at The Letterpress we have both covered. From the provision of electric car charging hubs to one-to-one cycle storage, we've made it that little bit easier to embrace environmentally-friendly initiatives in your daily life.

# LIFE AT THE LETTER- PRESS

## EAT & DRINK



“ ”

*Everything is on the menu at The Letterpress with cuisines ranging from Chinese and Italian to Lebanese and Mexican.*



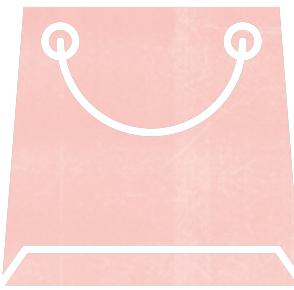
**It's all about easy living at The Letterpress. With both Watford and Rickmansworth on your doorstep you're spoilt for choice with the eclectic mix of restaurants, cafés and bars on offer.**

Explore the local area and discover your favourite place for every occasion. Whether you fancy cocktails with friends, a leisurely Sunday brunch or just a quick coffee on your way to work, you can choose between high street names, independent eateries and hidden gems that only locals know about.



Close to home, the Crazy Goat serves up delicious barista-made coffee and The Kitchen Croxley is renowned for its afternoon teas and homemade bakes. Prime Steak & Grill in Chandler's Cross specialises in prime cuts from grass-fed British cattle, but if you prefer plant-based eating then head to GoKula Vegetarian Café.

# SEE & DO



**Watford is home to great shopping venues and cultural gems and even a spellbinding tourist attraction in nearby Leavesden. Whether you step back in time with a visit to the Watford Museum, take in a show at the Palace Theatre or browse the range of independent stalls at Watford Market, you'll discover plenty to keep you entertained.**

## ATRIA WATFORD

Atria Watford features all your favourite high street and designer stores under one roof showcasing leading brands from Apple to Nike. This one-stop retail destination is also home to many restaurants and food outlets so you can turn your shopping trip into a day out.



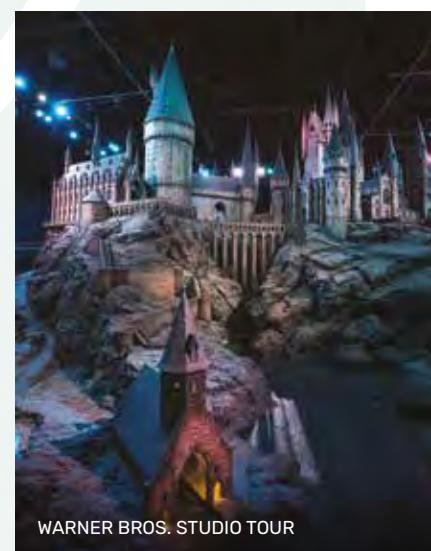
ATRIA WATFORD

## VICARAGE ROAD

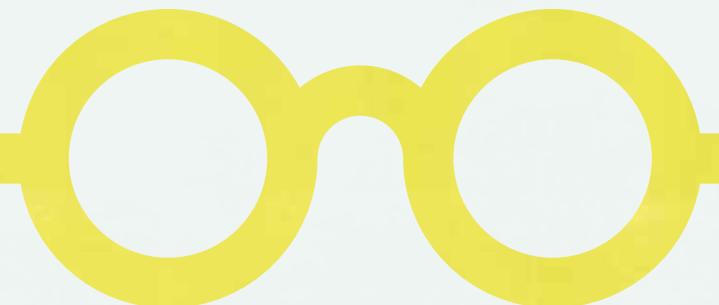
Head to Vicarage Road stadium, home to Premier League club Watford F.C., to watch a game. Cheer on The Hornets in their distinctive yellow and black jerseys.



VICARAGE ROAD



WARNER BROS. STUDIO TOUR



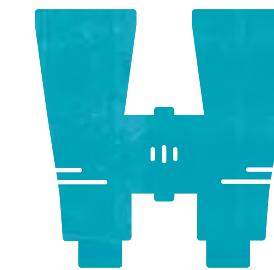
## HARRY POTTER

Step into the magical world of Harry Potter at The Warner Bros. Studio Tour. This popular attraction takes you behind the scenes to discover the props, costumes and sets that made filmmaking history.



CYCLING BY THE RIVER COLNE

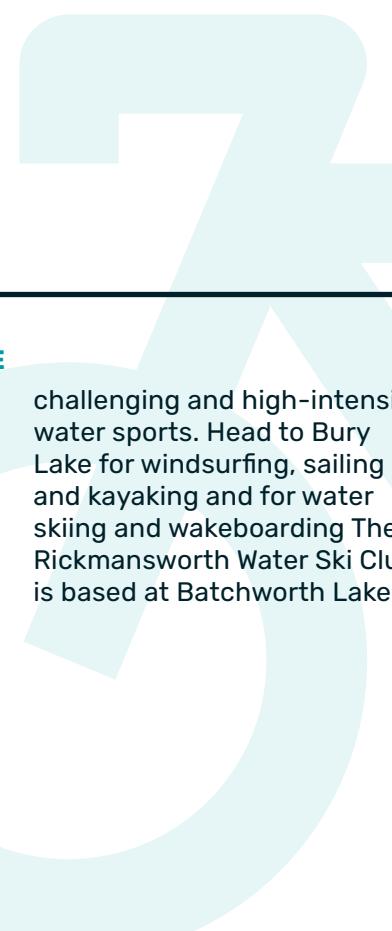
# OUT & ABOUT



KAYAKING ON THE LAKE

## RICKMANSWORTH AQUADROME

Rickmansworth Aquadrome is just a 15-minute bike ride away. Explore this award-winning nature reserve rich with wildlife, woodland areas and two lakes (created from former gravel pits). For fun on the water the Aquadrome is home to an impressive mix of



challenging and high-intensity water sports. Head to Bury Lake for windsurfing, sailing and kayaking and for water skiing and wakeboarding The Rickmansworth Water Ski Club is based at Batchworth Lake.

# G IS FOR GREEN SPACES

Explore the great outdoors just moments from home. Relax in the garden square, where there is space to sit outside with your morning coffee, get lost in a good book or chat to your neighbours.

The award-winning Cassiobury Park, Watford's largest green space, is close by featuring play spaces, cafés and even a splash pool. There is also Whippendell Woods, an ancient woodland that is at its most spectacular during bluebell season.

Combine fresh air with exercise and tee off at the award-winning 18-hole course at The Grove. Created by renowned designer, Kyle Phillips, it is one of the UK's most prestigious courses and has hosted many world championship events including the 2016 British Masters. If The Grove is not for you, then there are plenty of other golf courses close to home.

## 190

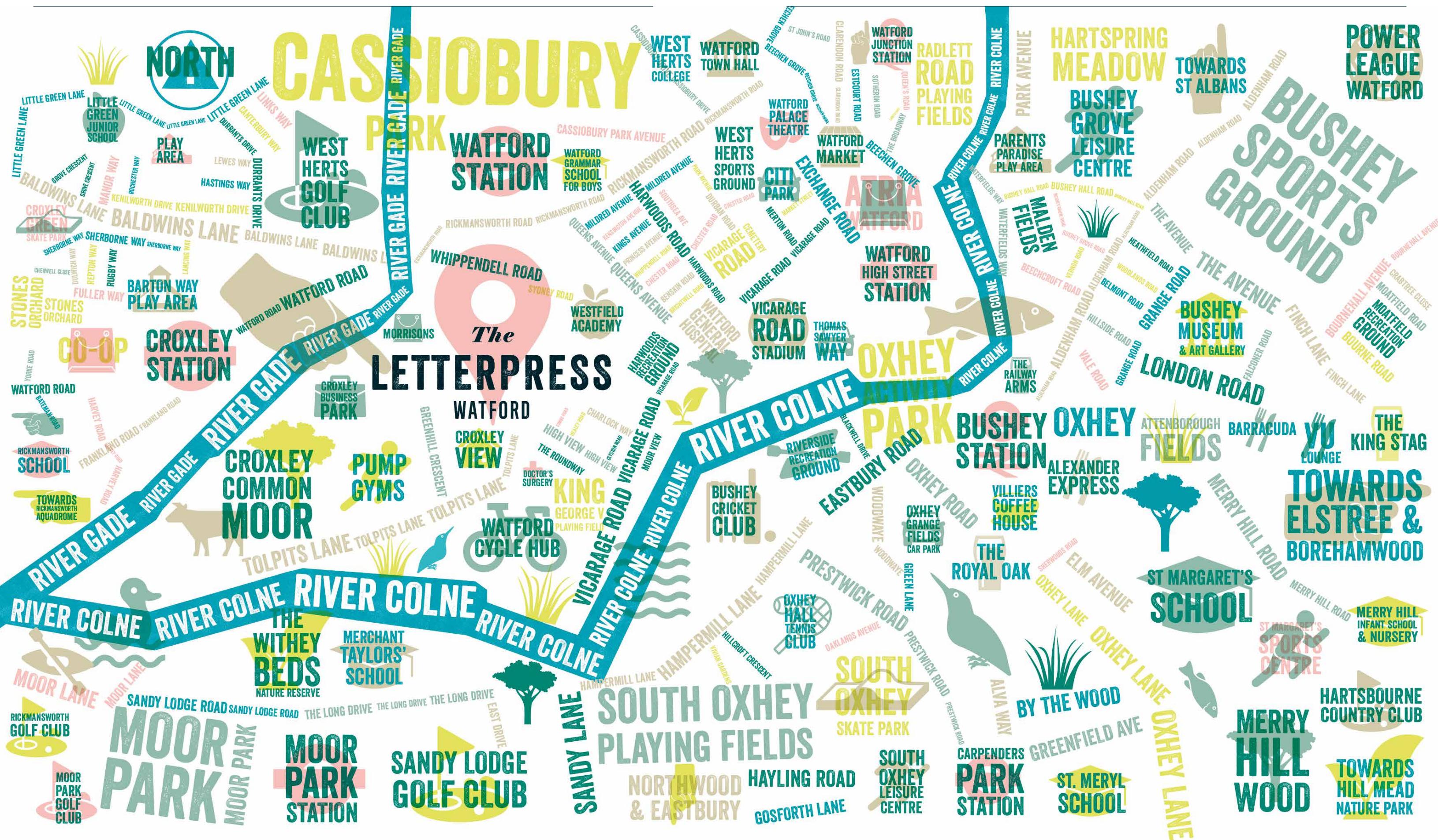
ACRES OF GREEN SPACE AT  
NEARBY CASSIOBURY PARK



ENJOY A GAME OF GOLF



CYCLING IN WHIPPENDELL WOODS



# FROM A TO B

At The Letterpress where cycling is actively encouraged, it's quick and easy to explore the area on two wheels, and for destinations that can't be reached on foot or by bike there are numerous transport options available.



It's easy to live local at The Letterpress with a range of green spaces, fitness centres and supermarkets easily accessible on foot.



Access both tube and train services from The Letterpress. Croxley and Rickmansworth Underground stations are nearby. Both are served by the Metropolitan line with swift links to Baker Street and onto the City. Head to nearby Watford Junction station for a non-stop service into London Euston with journey times of just 24 minutes.



Whether you're cycling for fun, fitness or just to get from A to B, the local area has plenty of opportunities for time spent on your bike from bike trails to cycle-friendly routes into town.



For those times when a car is needed such as journeys further afield or for work, The Letterpress makes it easy to accommodate life with a car with a dedicated parking space allocated for every home and easy access to both the M1 and M25.



A variety of bus routes stop near The Letterpress, including W30, 10 and 352, calling at key stations and shopping destinations.



Catching a flight couldn't be easier with both Luton and Heathrow airports within a half an hour drive away.



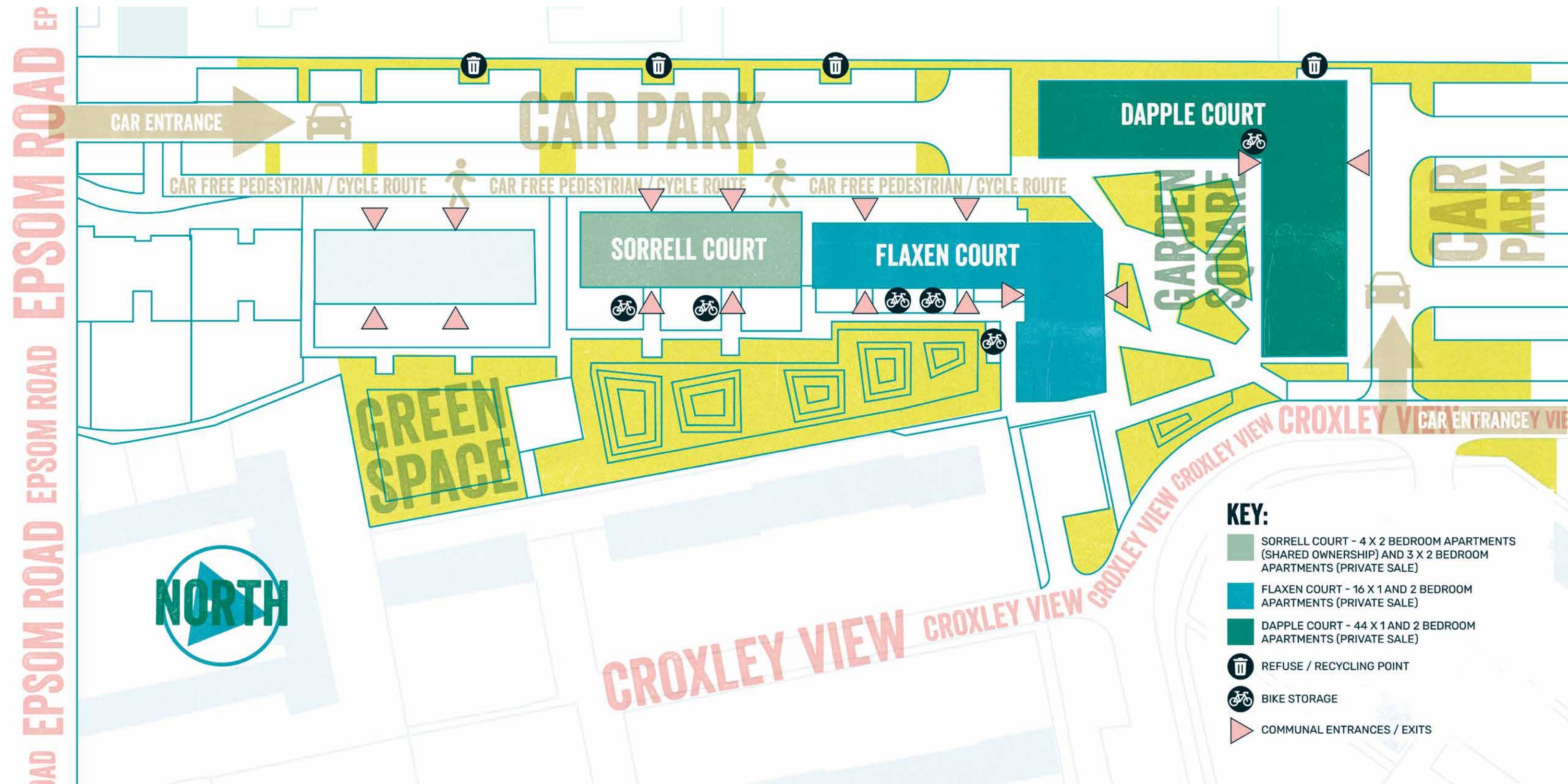
# 10

NURSERIES AND  
SCHOOLS WITHIN  
A MILE RATED GOOD  
OR OUTSTANDING

Journey times are indicative only and sourced from tfl.gov.uk and Google Maps.

# THE LAYOUT

The Letterpress has successfully blended a low-vehicle ethos with facilities for parking for all. Two dedicated car parks are located on the edges of the development reserving the centre solely for pedestrians and bikes, allowing you to freely and safely enjoy the outdoor green spaces.



# LOOK INSIDE





Whether you want a cosy night in with a takeaway or friends over for dinner, you can enjoy both with the spacious and flexible open plan living we have on offer here at The Letterpress.



Expertly designed and meticulously finished, every home at The Letterpress is move-in ready. From the contemporary-designed kitchen featuring top-brand appliances to the sleek and stylish bathroom. The decor is finished in neutral tones so that you can add your own personal touches and create your dream home.



# THE CROXLEY

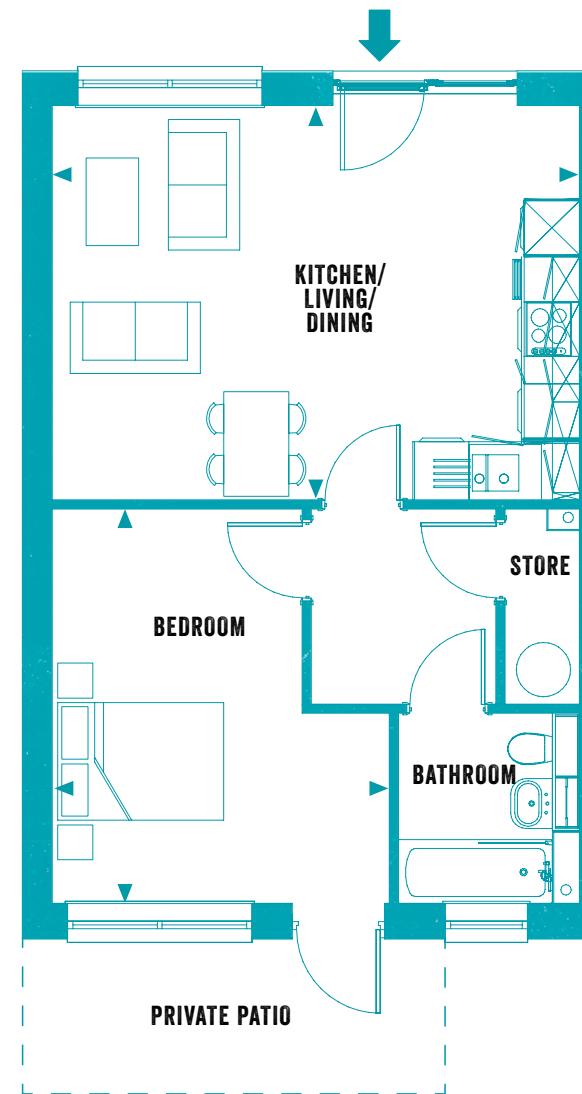
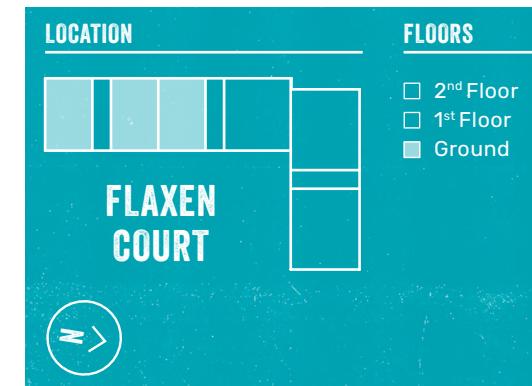
1 BEDROOM APARTMENT

|                           |                   |                  |
|---------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING     | 5.82m x 4.35m     | 19'1" x 14'3"    |
| BEDROOM                   | 4.35m x 3.72m     | 14'3" x 12'2"    |
| GROSS INTERNAL FLOOR AREA | <b>51.16 sq m</b> | <b>551 sq ft</b> |

## APARTMENTS:

1/2\*/3

\*Handed



# THE FARADAY

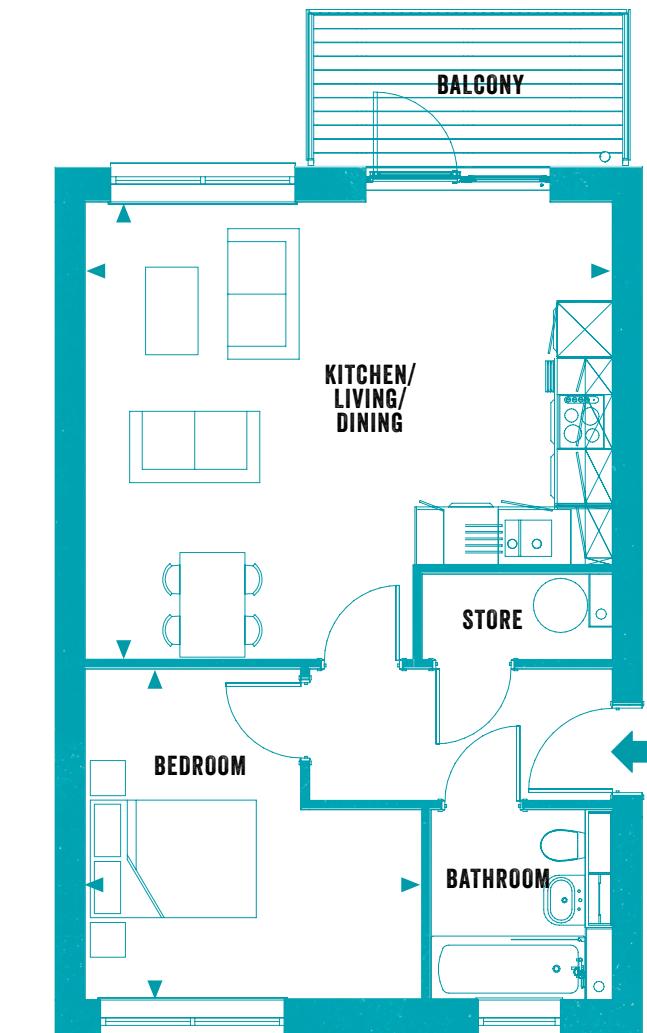
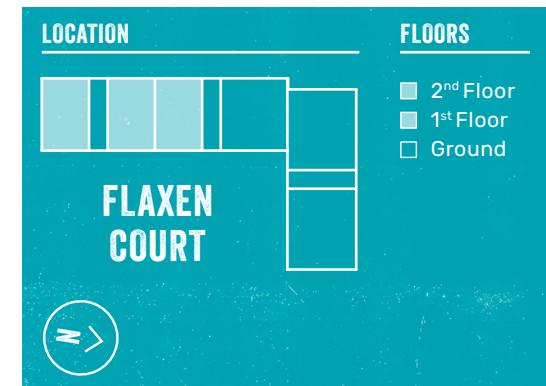
1 BEDROOM APARTMENT

|                           |                   |                  |
|---------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING     | 5.82m x 5.05m     | 19'1" x 16'7"    |
| BEDROOM                   | 3.72m x 3.65m     | 12'2" x 12'0"    |
| GROSS INTERNAL FLOOR AREA | <b>51.16 sq m</b> | <b>551 sq ft</b> |
| BALCONY                   | 6.00 sq m         | 65 sq ft         |

## APARTMENTS:

7/8\*/9/13/14\*/15

\*Handed



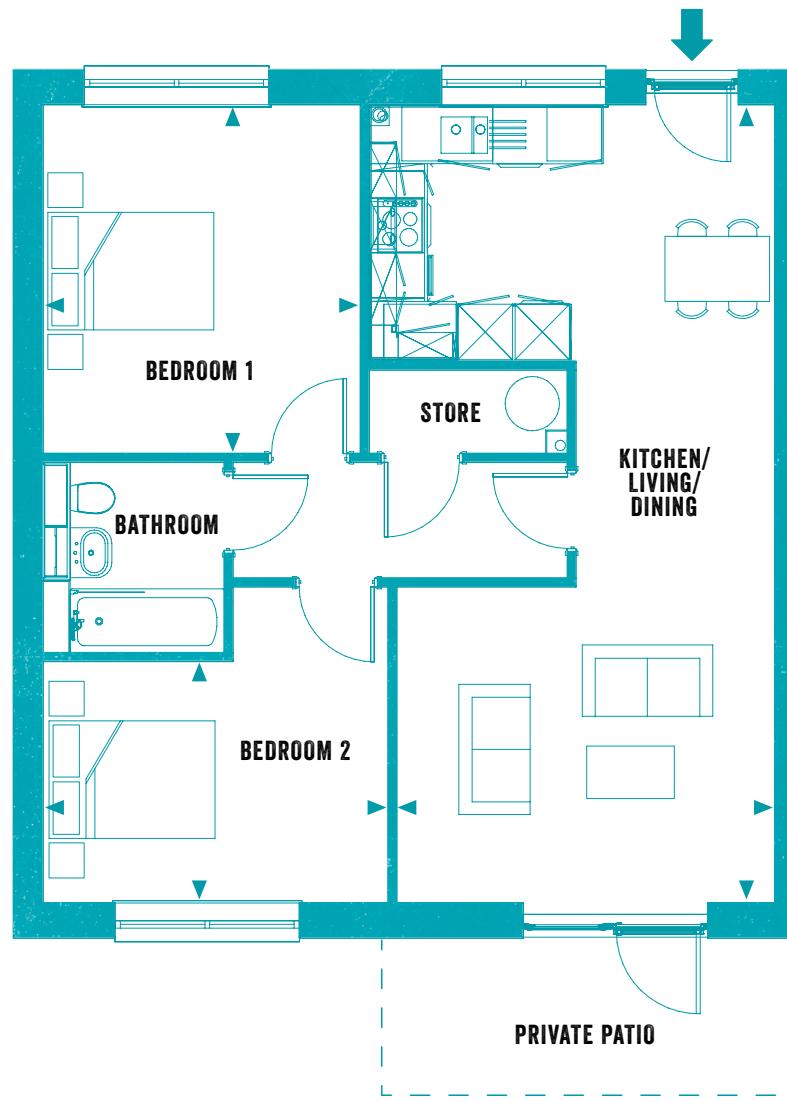
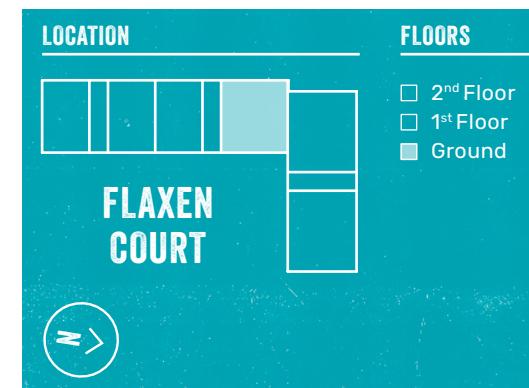
# THE CHARLOCK

2 BEDROOM APARTMENT

|                           |                   |                  |
|---------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING     | 8.80m x 4.17m     | 28'10" x 13'8"   |
| BEDROOM 1                 | 3.85m x 3.50m     | 12'7" x 11'6"    |
| BEDROOM 2                 | 3.81m x 2.66m     | 12'6" x 8'9"     |
| GROSS INTERNAL FLOOR AREA | <b>70.97 sq m</b> | <b>764 sq ft</b> |

## APARTMENT:

4



# THE CHESHAM

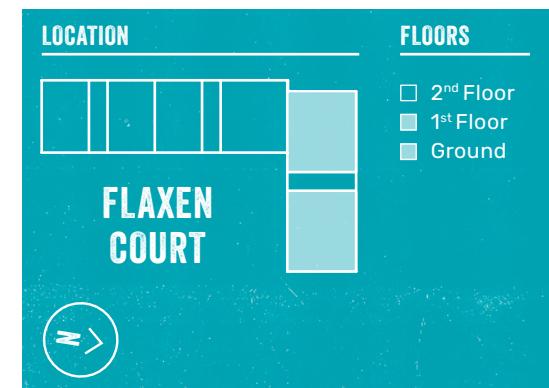
2 BEDROOM APARTMENT

|                           |                   |                  |
|---------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING     | 7.21m x 5.39m     | 23'8" x 17'8"    |
| BEDROOM 1                 | 4.85m x 2.81m     | 15'11" x 9'3"    |
| BEDROOM 2                 | 4.85m x 2.80m     | 15'11" x 9'2"    |
| GROSS INTERNAL FLOOR AREA | <b>73.30 sq m</b> | <b>789 sq ft</b> |
| TERRACE                   | 9.50 sq m         | 102 sq ft        |

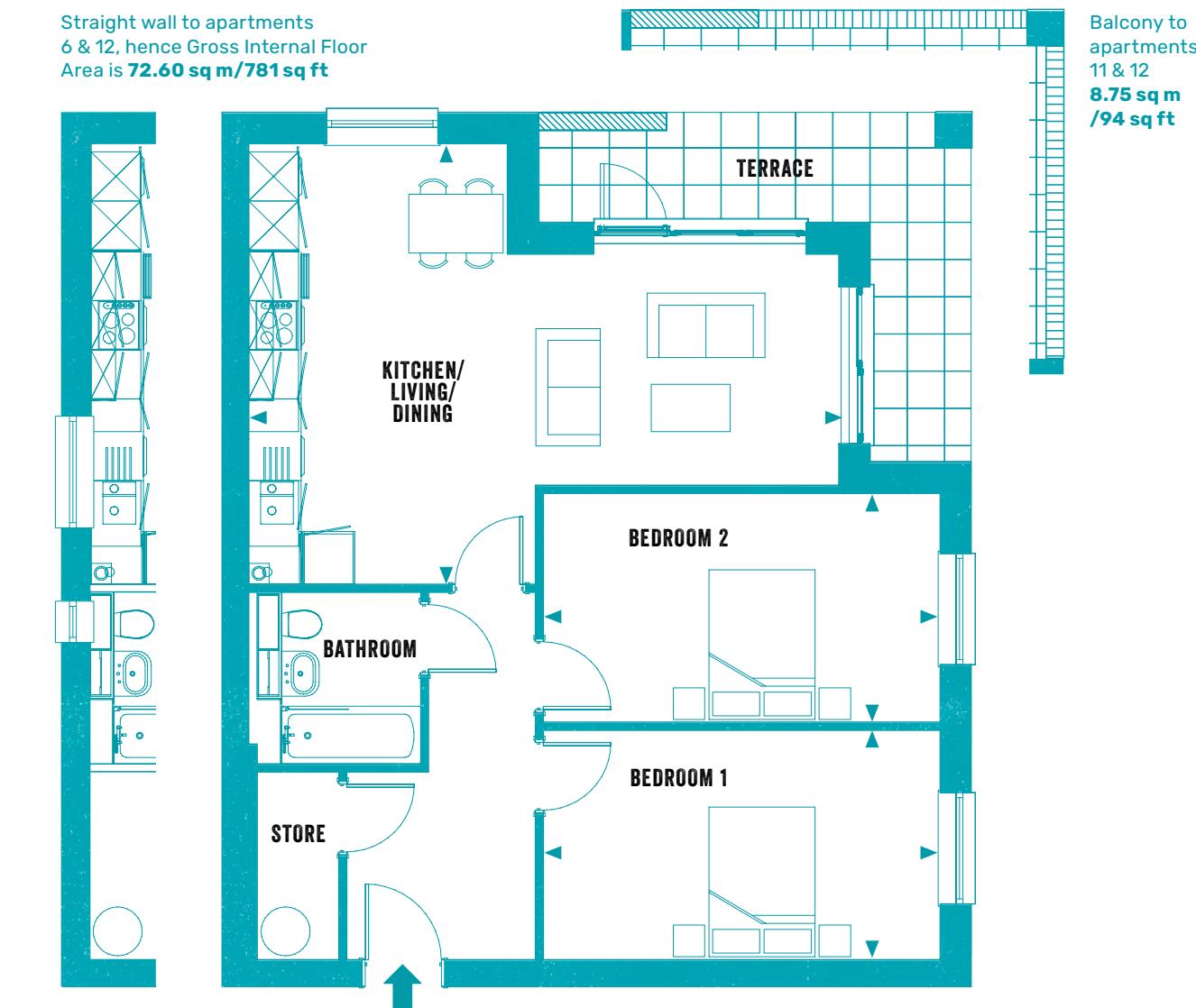
## APARTMENTS:

5/6\*/11/12\*

\*Handed



Straight wall to apartments 6 & 12, hence Gross Internal Floor Area is **72.60 sq m/781 sq ft**



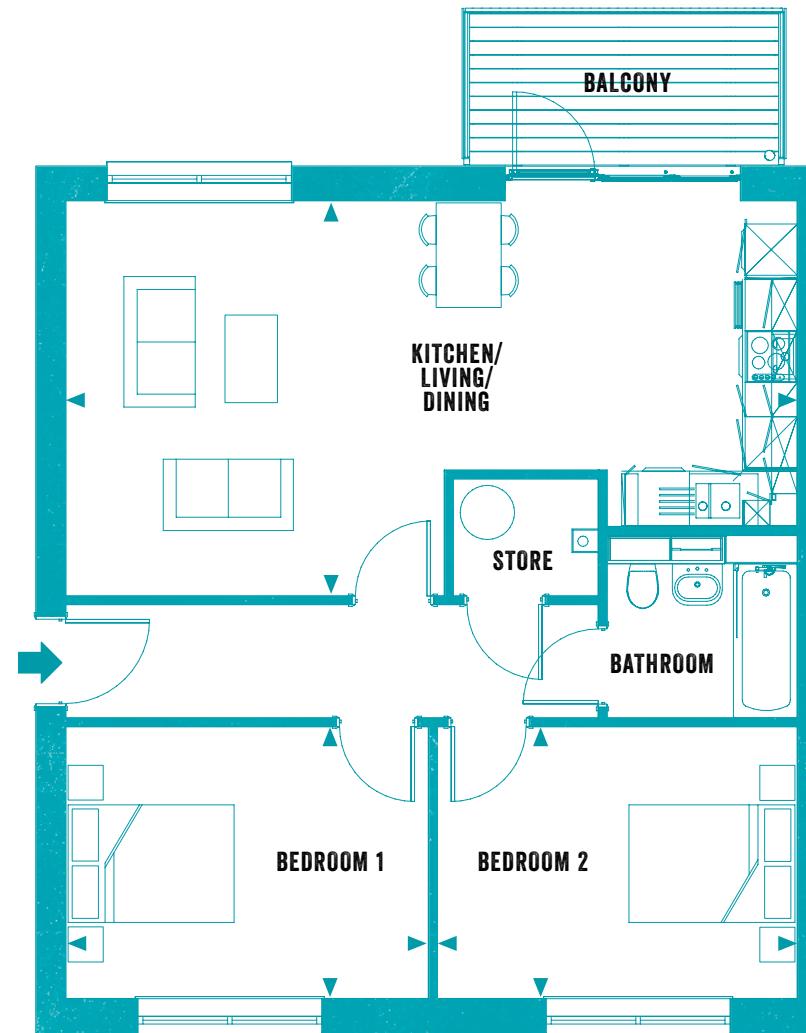
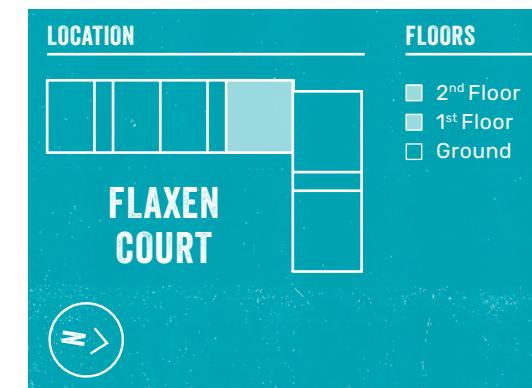
# THE LATIMER

## 2 BEDROOM APARTMENT

|                           |                   |                  |
|---------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING     | 8.07m x 4.36m     | 26'6" x 14'4"    |
| BEDROOM 1                 | 4.00m x 3.00m     | 13'1" x 9'10"    |
| BEDROOM 2                 | 3.97m x 3.00m     | 13'0" x 9'10"    |
| GROSS INTERNAL FLOOR AREA | <b>70.97 sq m</b> | <b>764 sq ft</b> |
| BALCONY                   | 6.00 sq m         | 65 sq ft         |

## APARTMENTS:

10/16



# THE GREENHILL

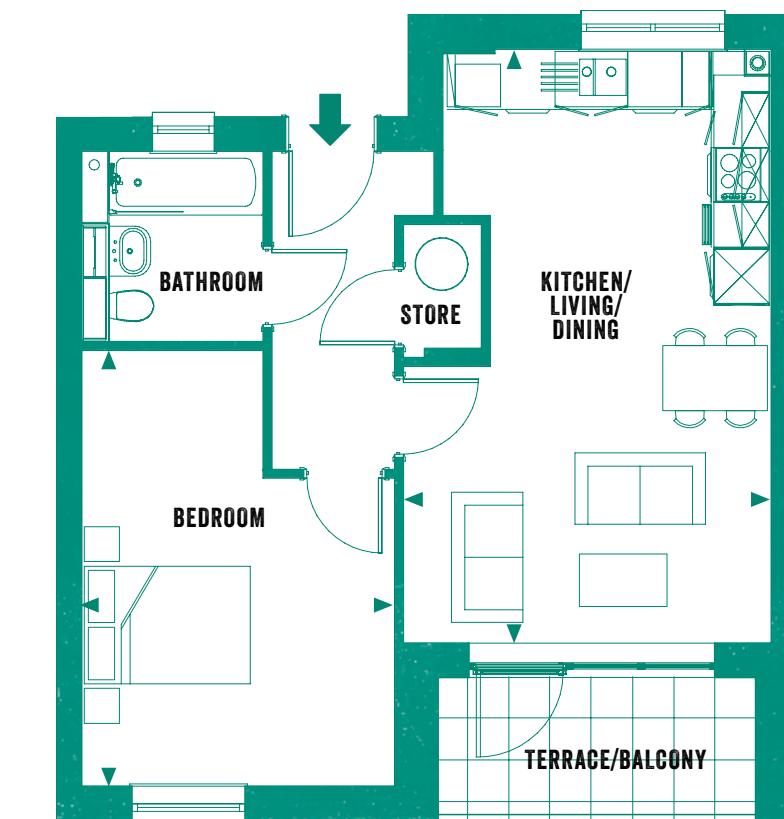
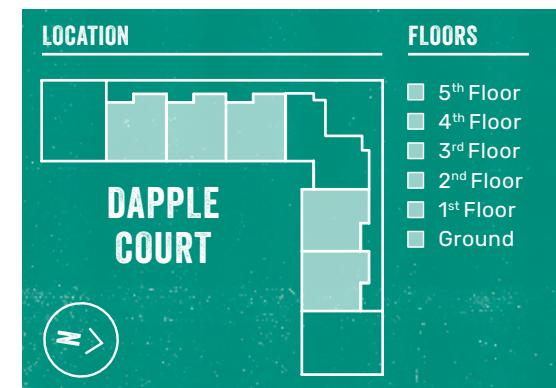
## 1 BEDROOM APARTMENT

|                           |                     |                    |
|---------------------------|---------------------|--------------------|
| KITCHEN/LIVING/DINING     | 6.55m x 4.06m       | 21'6" x 13'4"      |
| BEDROOM                   | 4.80m x 3.40m       | 15'8" x 11'2"      |
| GROSS INTERNAL FLOOR AREA | <b>50.34 sq m**</b> | <b>542 sq ft**</b> |
| TERRACE/BALCONY           | 6.00 sq m           | 65 sq ft           |

## APARTMENTS:

2/3/4/5\*/6\*/9/10/11/13\*/14\*/17/18/  
19/21\*/22\*/25/26/27/29\*/30\*/33/34/  
35/37\*/38\*/41/42/43

\*Handed



\*\*Gross internal floor area differs in some apartments, please consult with your Sales Agent for further details.

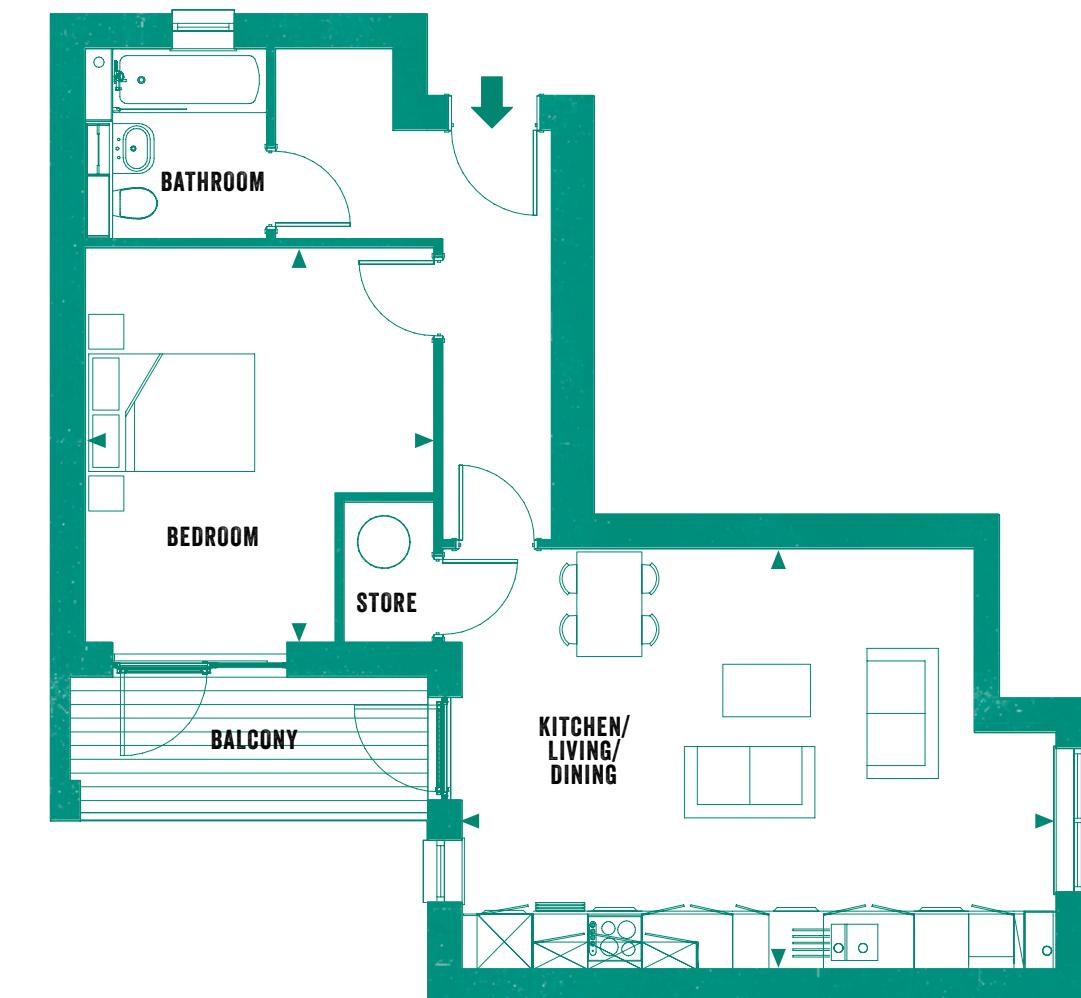
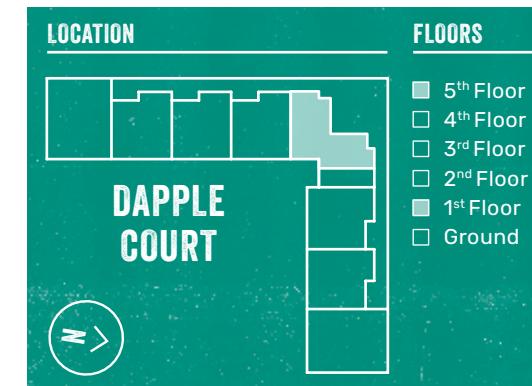
# THE WOODSHOT

1 BEDROOM APARTMENT

|                                  |                   |                  |
|----------------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING            | 6.55m x 4.63m     | 21'6" x 15'2"    |
| BEDROOM                          | 4.35m x 3.84m     | 14'3" x 12'7"    |
| <b>GROSS INTERNAL FLOOR AREA</b> | <b>59.49 sq m</b> | <b>640 sq ft</b> |
| BALCONY                          | 6.00 sq m         | 65 sq ft         |

## APARTMENTS:

12/44



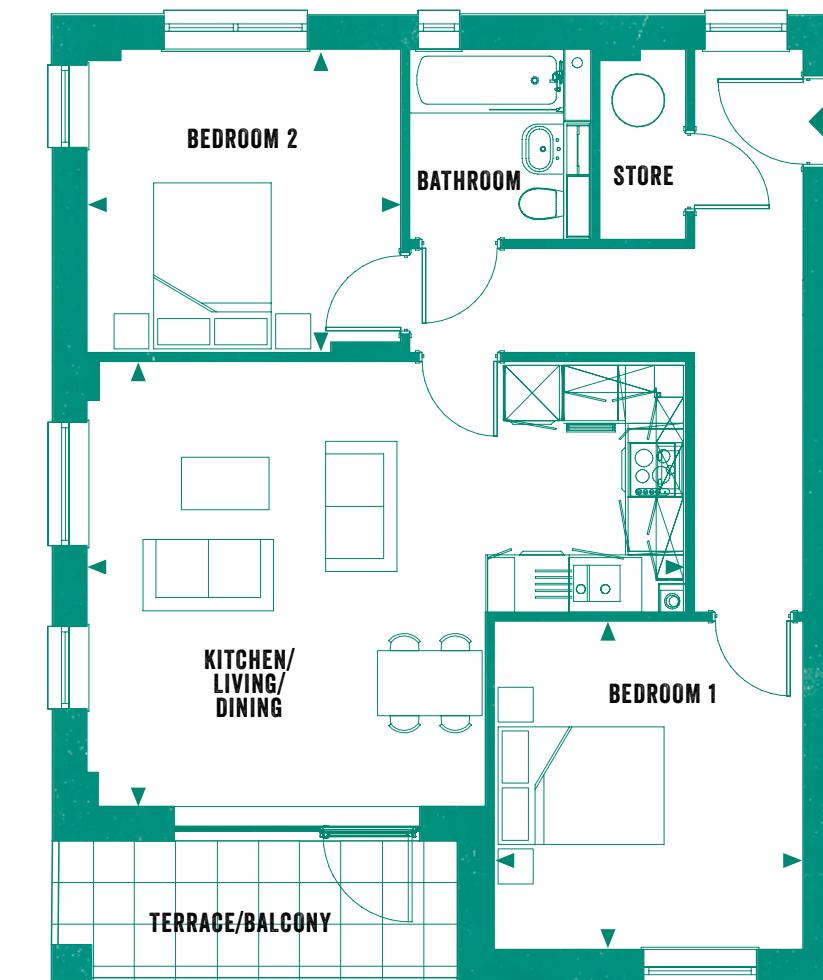
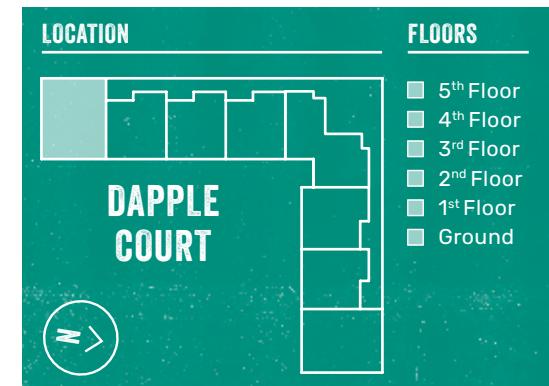
# THE EPSOM

2 BEDROOM APARTMENT

|                                  |                   |                  |
|----------------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING            | 6.60m x 4.90m     | 21'8" x 16'1"    |
| BEDROOM 1                        | 3.62m x 3.41m     | 11'11" x 11'2"   |
| BEDROOM 2                        | 3.46m x 3.35m     | 11'4" x 11'0"    |
| <b>GROSS INTERNAL FLOOR AREA</b> | <b>71.68 sq m</b> | <b>772 sq ft</b> |
| TERRACE/BALCONY                  | 6.31 sq m         | 68 sq ft         |

## APARTMENTS:

1/8/16/24/32/40



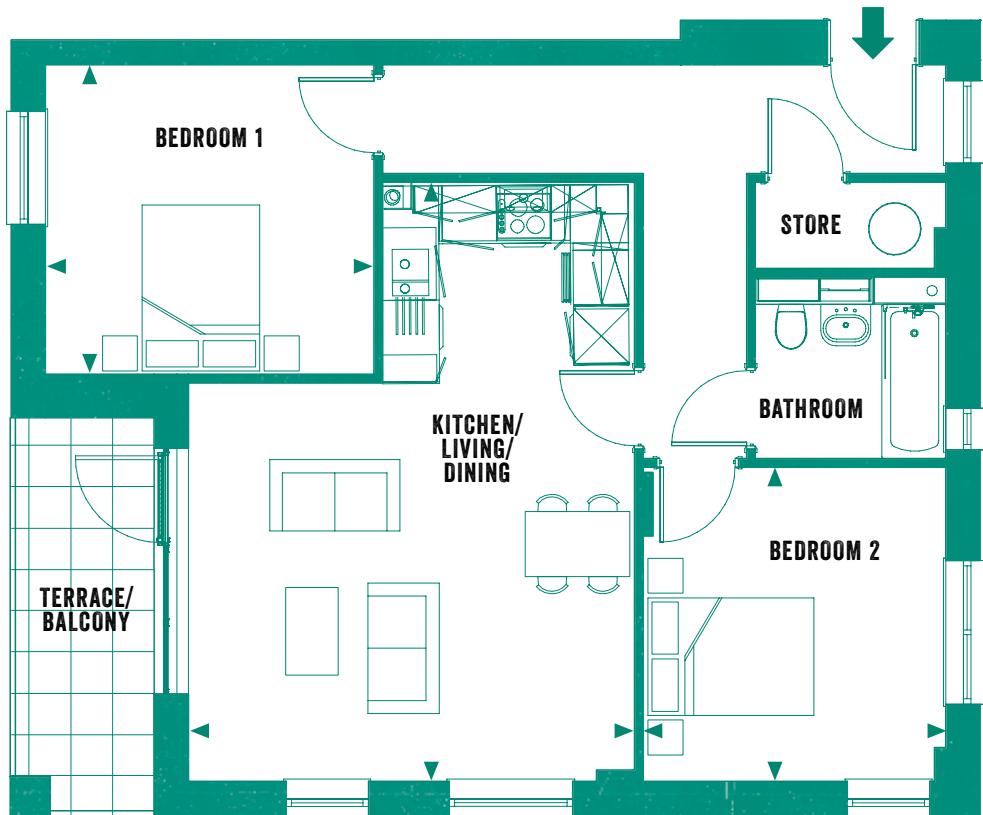
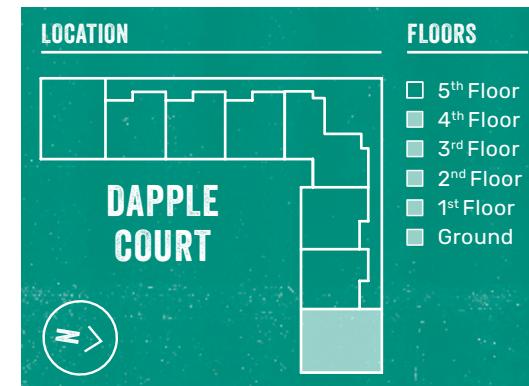
# THE DEAKIN

## 2 BEDROOM APARTMENT

|                                  |                   |                  |
|----------------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING            | 6.60m x 4.90m     | 21'8" x 16'1"    |
| BEDROOM 1                        | 3.62m x 3.41m     | 11'11" x 11'2"   |
| BEDROOM 2                        | 3.46m x 3.35m     | 11'4" x 11'0"    |
| <b>GROSS INTERNAL FLOOR AREA</b> | <b>71.68 sq m</b> | <b>772 sq ft</b> |
| TERRACE/BALCONY                  | 6.31 sq m         | 68 sq ft         |

## APARTMENTS:

7/15/23/31/39



# THE HEALEY

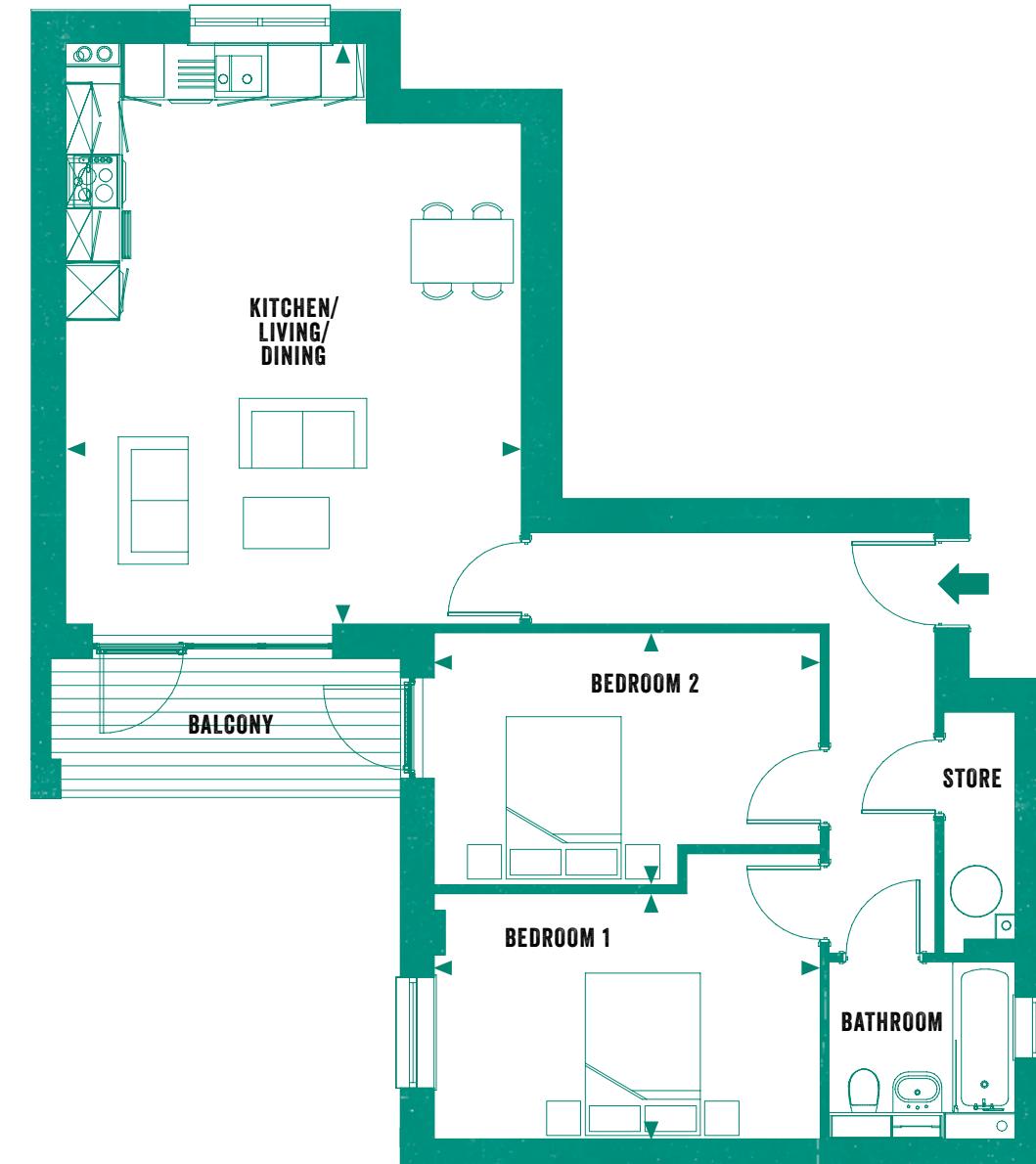
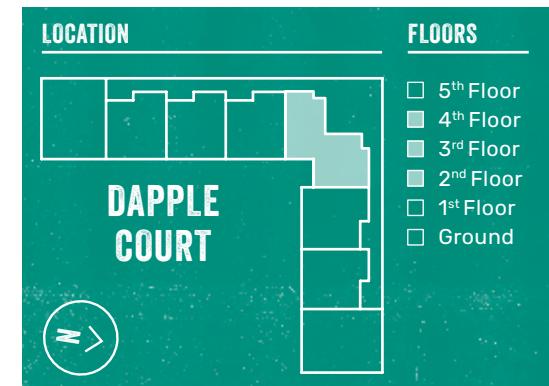
## 2 BEDROOM APARTMENT

|                                  |                   |                  |
|----------------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING            | 6.55m x 5.14m     | 21'6" x 16'10"   |
| BEDROOM 1                        | 4.35m x 2.77m     | 14'3" x 9'1"     |
| BEDROOM 2                        | 4.35m x 2.84m     | 14'3" x 9'4"     |
| <b>GROSS INTERNAL FLOOR AREA</b> | <b>73.83 sq m</b> | <b>795 sq ft</b> |

**BALCONY** 6.00 sq m 65 sq ft

## APARTMENTS:

20/28/36



# THE ASCOT

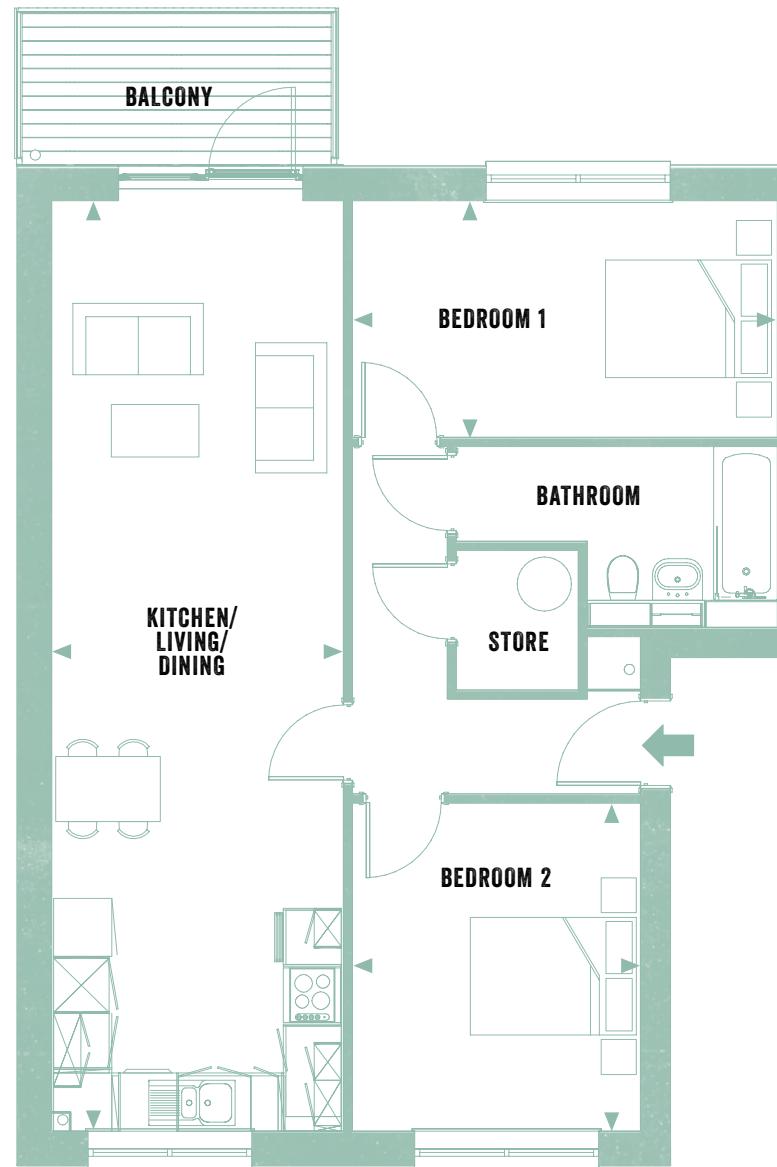
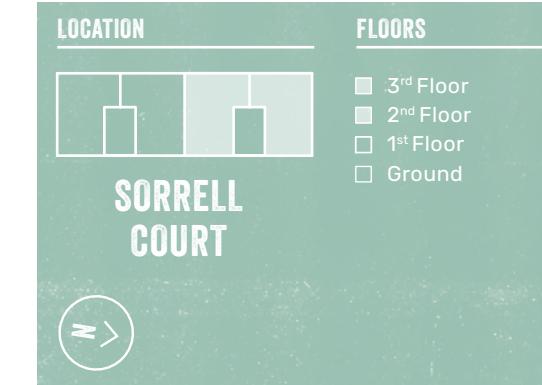
## 2 BEDROOM APARTMENT

### APARTMENTS:

10/12/13\*

\*Handed

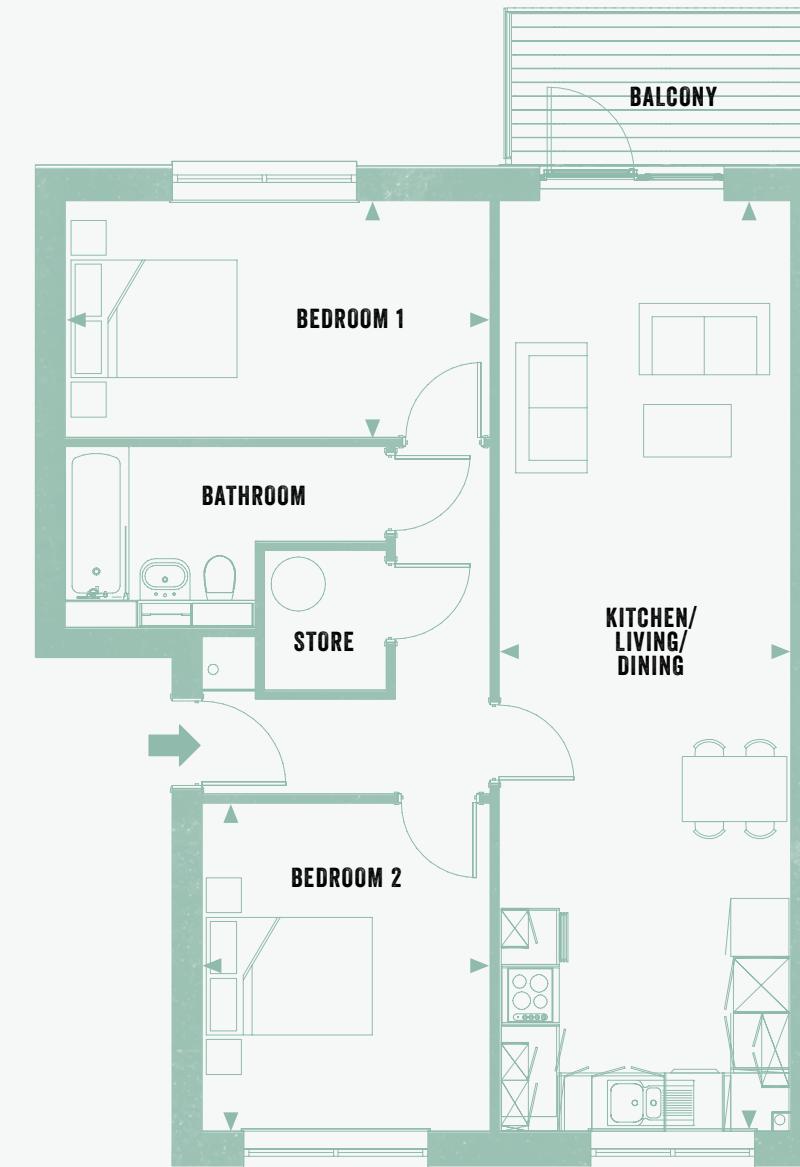
|                                  |                   |                  |
|----------------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING            | 10.26m x 3.22m    | 33'8" x 10'7"    |
| BEDROOM 1                        | 4.69m x 2.62m     | 15'5" x 8'7"     |
| BEDROOM 2                        | 3.62m x 3.18m     | 11'11" x 10'5"   |
| <b>GROSS INTERNAL FLOOR AREA</b> | <b>73.74 sq m</b> | <b>794 sq ft</b> |
| BALCONY                          | 6.00 sq m         | 65 sq ft         |



# THE MARSWORTH

## 2 BEDROOM APARTMENT

|                                  |                   |                  |
|----------------------------------|-------------------|------------------|
| KITCHEN/LIVING/DINING            | 10.26m x 3.22m    | 33'8" x 10'7"    |
| BEDROOM 1                        | 4.69m x 2.62m     | 15'5" x 8'7"     |
| BEDROOM 2                        | 3.62m x 3.18m     | 11'11" x 10'5"   |
| <b>GROSS INTERNAL FLOOR AREA</b> | <b>73.74 sq m</b> | <b>794 sq ft</b> |
| BALCONY                          | 6.00 sq m         | 65 sq ft         |



# THE FINISHING TOUCH



## KITCHEN

- Contemporary handleless matt effect kitchen from the Premiere J range in 'Stone Grey'
- White marble effect quartz worktops and upstands
- Pull out shelving units and space for eco bins provided
- LED strip underlighting to underside of wall mounted cabinets
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Quality appliances from Siemens including an integrated fridge freezer and dishwasher
- Siemens brushed stainless steel single oven with grill and 4 ring induction hob
- Siemens telescopic integrated extractor hood
- AEG washer/dryer (located either in kitchen or hall cupboard)
- Rustic oak effect laminate flooring

## BEDROOM

- 80/20 wool twist carpet in pewter
- Pendant light fittings



## BATHROOM

- Contemporary white steel bath with tiled panel
- White sanitaryware by ROCA
- Over bath shower with non-slip shower surface
- Coram compact curved hinged bath screen with fixed panel
- Hansgrohe chrome thermostatic controlled bath shower mixer and basin taps
- Bianco Murano quartz counter top with white basin
- Heated bathroom mirror
- Chrome heated ladder-style towel rail
- Shaver socket
- Ceramic tiling to walls and floors



## APARTMENT INTERIORS

- Fire resistant entrance door with multi-point locking and chrome spy hole and letter plate
- Contemporary-style moulded panel fire resistant interior door with brushed chrome handles
- Velfac aluminium windows and patio/balcony doors
- Neutrally decorated throughout with kitchen and bathrooms painted in Dulux Diamond Eggshell and all other rooms in Brilliant White
- Twin USB charging points provided in Lounge and Bedroom 1
- TV, telephone and internet data connection points, Sky and Virgin media cabling available (Sky Q compatible)
- Entrotec touchscreen video door entry system with FOB access to all apartments



## GENERAL

- Allocated parking
- Cycle storage
- Private outdoor space with external lighting. Balconies to be paved or feature aluminium non-slip decking and gardens feature a paved patio
- External self-contained communal bin stores provided
- 10 electric car charging points
- Lift access to higher floors (Dapple Court only)

## HEATING & LIGHTING

- Contemporary-designed sleek glass panel electric wall heaters with full temperature control
- White slimline sockets and light switches throughout
- Recessed LED downlighters in all rooms (pendants in bedrooms)
- Smoke and heat detectors installed

# ABOUT HART HOMES

Hart Homes is a joint venture between Watford Community Housing and Watford Borough Council. By working together we're able to combine our resources and skills, and access more funding to make effective use of land. Our pioneering approach means we can help deliver much-needed housing for the local area, and over the next five years we aspire to build 500 new homes.

## HOW TO FIND US AT THE LETTERPRESS



The Letterpress Marketing Suite  
Croxley View, Watford  
WD18 6PN  
01923 601220

Brought to you by:



Sales Agent:



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