

AVENUES

WATFORD
RIVERWELL

EXPLORE ALL THE AVENUES
& REALISE YOUR DREAMS

— AT WATFORD RIVERWELL —

Explore all the Avenues & realise your dreams

EXPLORE ALL THE AVENUES

AVENUES



The perfect spot

Imagine a home that provides a peaceful sanctuary just minutes from the office, natural green space just metres from the bustling town centre, and the tranquillity of the riverbank just steps from your front door.

Avenues is an attractive collection of 2 and 3 bedroom townhouses. These high-quality homes are set within Watford Riverwell, adjacent to acres of parkland on the banks of the River Colne.

Each one offers modern, spacious, energy-efficient living within easy reach of Watford's amenities, and outstanding links to the capital.



Improved open spaces, including new green space and public areas that are easy to walk through and successfully link the different parts of the site.



A planned new primary school to provide places for existing and new families in the area.



Opening up opportunities for Watford General Hospital so that it is not confined by its current footprint.



Much needed new houses and apartments, including affordable homes across the site.



New business and work opportunities with premises and facilities to attract new occupiers, creating new jobs.



Better access and modern infrastructure.



New regeneration area.



The clearance and opening up of the banks of the River Colne.

Our plans

Watford Riverwell is the largest regeneration project in Watford transforming 70 acres of land to the south of Watford General Hospital and Watford Football Club.

Through effective partnership, Watford Borough Council and Kier Property are delivering an exciting new destination and working closely with West Hertfordshire Hospitals NHS Trust to ensure the plans allow for the hospital to bring forward its own plans to improve health facilities in Watford.



Explore the history

Evidence of Watford's rich history can be found around every corner, from its medieval beginnings to its industrial prosperity.

Thought to have been named after the Anglo-Saxon word for 'ford', Watford began life when a market was granted to the Abbot of St Albans in the 12th century. It was held on land adjacent to one of the only remaining medieval buildings in the town: St Mary's Church.

Once established as a small farming settlement, Watford remained this way for some time, with most of its residents working on the surrounding fields until

the 19th century and the arrival of the Grand Union Canal. The famous waterway brought with it connections to goods and markets that were previously difficult to access and, as this was combined with the opening of the railway, Watford saw a huge industrial boom.

The previously small silk-making and print industries grew significantly and in doing so encouraged the manufacture of the associated machinery required. Watford had established itself as an industrial centre by the early 20th century.

While this industry has now left the town, Watford's strong industrial past is what underpins its modern success, with the regeneration of old industrial land providing the locations for greener new neighbourhoods.



Embrace the future

Present-day Watford is a hive of activity where shopping, arts and entertainment are in abundance.

While the popular Watford Museum is a fascinating reminder of the town's rich history, modern-day Watford has its sights set firmly in the future. A major regeneration programme is underway which is bringing disused areas back to life, building a sustainable future for all.

This bright future perfectly complements the already buzzing town centre. Atria Watford Shopping Centre is a lively hub, with a huge selection of

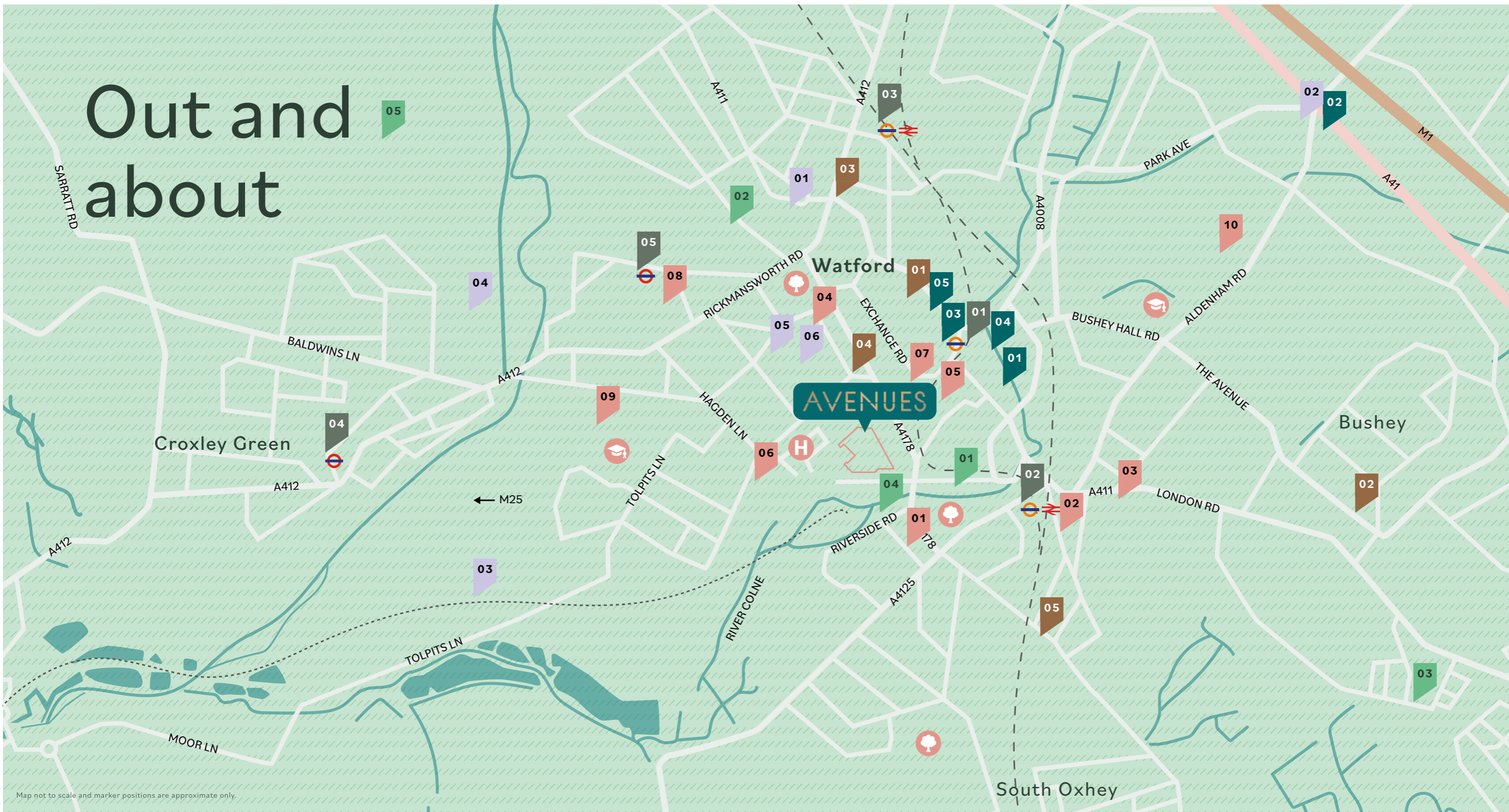
outlets ranging from fashion and footwear to electronics and leisure. Alternatively, the regular town market offers an eclectic mix of goods among its many units and street stalls.

There is also a thriving arts scene in the town, with Watford Palace Theatre hosting a long list of regular stage shows including comedy, drama and classic pantomimes. Alternatively, The Pump House Theatre and Arts Centre is a hotbed for upcoming talent, with music, theatre and much more.

Well crafted



Out and about



Map not to scale and marker positions are approximate only.




Fitness

- 01. Watford Leisure Centre
- 02. David Lloyd
- 03. Pump Gyms
- 04. West Herts Golf Club
- 05. Fitness4Less
- 06. NRG Gym

Retail & Amenities

- 01. Tesco Extra
- 02. Costco
- 03. High Street
- 04. Waterfields Shopping Park
- 05. Atria Watford Shopping Centre

Transport

- 01. Watford High Street 
- 02. Bushey 
- 03. Watford Junction 
- 04. Croxley Underground 
- 05. Watford Underground 

Education

- 01. Oxhey Early Years Centre
- 02. Table Hall Nursery
- 03. Chalk Hill Pre-School
- 04. Chater Junior School
- 05. Field Junior School
- 06. Laurance Haines School
- 07. Watford Grammar School for Girls
- 08. Watford Grammar School for Boys
- 09. Westfield Academy
- 10. Queens' School

Restaurants

- 01. Opuz Kitchen | Wagamama | Bill's | Côte Brasserie | The Florist | The One Crown | Terra Brazil
- Rodizio | Pizza Express |
- 02. The King Stag
- 03. O'Neill's
- 04. Taste of Levant
- 05. The Royal Oak

Green Spaces

- 01. Oxhey Park
- 02. Cassiobury Park
- 03. Hill Mead Nature Park
- 04. Riverside Recreation Ground
- 05. Whippendell Wood

----- Ebury Way Cycle Path

With so much of our lives spent at work, it's never been more important to create time to enjoy nature.

Avenues is a truly unique opportunity to be part of Watford's future. This means that by living here, you'll not only be able to enjoy a home surrounded by beautiful protected parkland along the river, but you'll also be playing your part in preserving this beautiful space.

The wider masterplan will deliver a new urban centre with a new town square activated by retail and commercial uses such as a hotel. It will help to create a brand new community as a whole.

Explore

Nature

In addition to the nature on your doorstep, there are plenty more options nearby. The beloved Oxhey Park offers wide open spaces, beautiful tree-lined paths and peaceful walks along the river, all just a few minutes away.

Alternatively, Cassiobury Park is a huge 250-acre award-winning space where you'll find cafés, paddling pools and a miniature railway. And that's all on top of the ancient woodland, wildflower meadows and riverside trails that are on offer.

To explore the beauty of the local waterways even further, the Grand Union Canal towpath provides a fantastic extended walking or cycling route.



You'll find everything from international cuisine and mouth-watering cocktails to hearty pub grub and real ales a stone's throw away.

Watford's food and drink scene provides all the ingredients for a perfect night out. It's possible to taste flavours from around the world in the lively town centre, located less than a mile away.

There's a great selection of Asian and Middle Eastern options, including Nana's Lebanese restaurant, Derwish Meze & BBQ Restaurant and Indian Sizzler, which can all add a spice to your plate that's as irresistible as it is unique.

Alternatively, enjoy a taste of the Mediterranean at Barracuda. This popular restaurant offers a wide range of authentic breakfast, lunch and dinner dishes from along the famous coastline - plus a few British favourites.

Fine dining can be found at St James restaurant, or for something a little different, The Florist uses the art of flower arrangement to inspire its extensive food and cocktail menu, often to the soundtrack of live music.

Finally, if it's traditional comfort food you're after, or simply a no-nonsense pint of real ale, look no further than The Prince George or The Royal Oak and their delicious selection of pub grub.

PUBS & BARS



The One Crown
0.7 miles

O'Neill's
1.5 miles

The Royal Oak
0.9 miles

The King Stag
1.7 miles

RESTAURANTS



Bill's Watford
0.7 miles

Taste of Levant
0.6 miles

Côte Brasserie
0.9 miles

Pizza Express
0.7 miles

The Florist
0.9 miles

Terra Brazil Rodízio
0.8 miles

Wagamama
0.8 miles

Explore
good
times

GRAB A DRINK

GRAB A BITE



Explore wellbeing

An active body makes for an active mind and with so many options close by, you'll never be bored.

Keeping fit is made easy with nearby Watford Leisure Centre's fully-equipped state-of-the-art gym, sports courts, fitness classes, indoor climbing wall and two swimming pools.

Alternatively, David Lloyd Bushey perfectly combines fitness, relaxation and convenience by including a spa and crèche on top of its extensive gym and sports facilities. For a hassle-free option, Pump Gyms is also located nearby and offers no-contract memberships.

If you prefer to get out in the fresh air, the Ebury Way Cycle Path is a great way to keep fit while enjoying the beauty of nature. This extensive cycle trail makes its way through lakes and fields along the route of an old railway line linking Watford and Rickmansworth.

Golfers can find everything they need between The Grove, one of the UK's most prestigious golf courses, West Herts Golf Club and Topgolf, a high-tech, interactive driving range. On the other hand, thrill seekers of all ages will love Oxhey Activity Park, which features a skate park, bike track, adventure play area and ping pong tables.

Explore education

Whether the pitter-patter of tiny feet is on the horizon, or your growing family needs somewhere to flourish, you'll find all the inspiration they need nearby.

The choice of schools in Watford is excellent. Watford Grammar School for Girls and Watford Grammar School for Boys both offer Ofsted Outstanding-rated secondary education just a few minutes from home.

Primary schools in the area offer a similar level of quality, with Chater Junior also rated Outstanding and other options such as Laurance Haines School and Westfield Academy rated Good.

Plus, we're planning a brand new primary school as part of the regeneration.

With all of the above located within walking distance, a home at Avenues makes the ideal place to watch your family grow.



PRE-SCHOOL



Oxhey Early Years Centre
0.7 miles

Table Hall Nursery
0.9 miles

Chalk Hill Pre-School
0.9 miles

PRIMARY



Chater Junior School
0.8 miles

Field Junior School
0.3 miles

Laurance Haines School
0.6 miles

SECONDARY

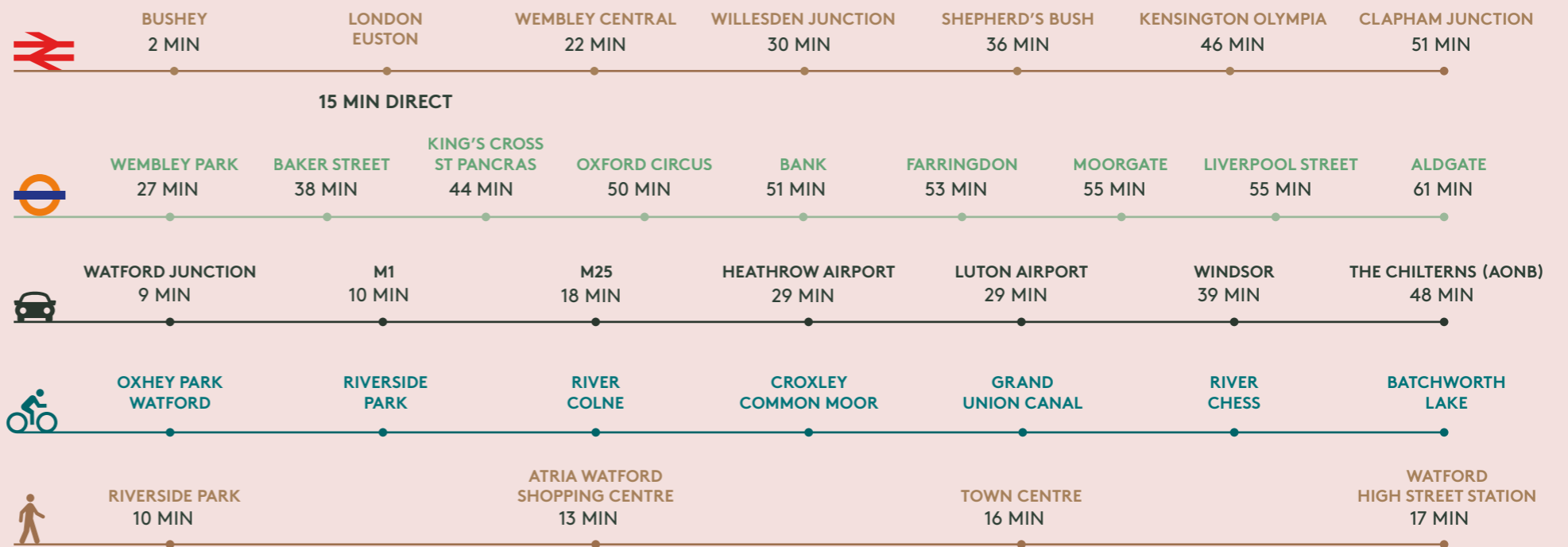


Watford Grammar School
for Girls
0.6 miles

Watford Grammar School
for Boys
1.2 miles

Westfield Academy
1.1 miles

Explore Watford and beyond



 FROM WATFORD JUNCTION

 FROM WATFORD TUBE STATION

 BY CAR FROM WATFORD RIVERWELL

 EBURY WAY CYCLE ROUTE

 ON FOOT FROM WATFORD RIVERWELL

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, leaving you plenty of time to enjoy your morning coffee.

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.

You can go further still by rail from Watford. It's the only station in the area where you can catch a fast Virgin Train service to Birmingham, Liverpool or Manchester, or even as far as Glasgow and Edinburgh.

Watford is perfectly located for drivers too. It's just 10 minutes to the M1, and 18 minutes to the M25, giving you easy access to the whole country from these major roads.

Working well together

Kier Property and Watford Borough Council have joined forces to deliver a fantastic new neighbourhood that will be a true pleasure to come home to.

The proposals for Watford Riverwell are extensive. They include spacious new homes, shops, job opportunities and facilities, a new two form entry primary school, flexible workspaces, a community centre and more than 4.5 acres of green open space for everyone to enjoy.

The name Watford Riverwell reflects the importance of one of its main assets, the River Colne. The river is the subject of a big clean-up and biodiversity programme, kick started by Kier Property and by an enthusiastic local school and environmental campaigners.





High-quality finish

KITCHEN

- Silestone worktop and upstand
- Integrated appliances including Bosch oven, induction hob and dishwasher as well as integrated fridge freezer and extractor fan
- Stainless steel inset sink in satin finish and chrome mixer tap
- Underlit LED lighting to worktops and high level units
- Integrated bin storage

FLOORING & WALLS

- Havwoods Engineered Wood European Oak flooring to kitchen, living and dining areas, cloakroom and ground floor hallway
- Victoria Carpets to stairs and upper floor areas excluding the bathroom and en suite
- Porcelanosa Ocean Caliza and Dover Caliza tiling to bathroom and en suite
- Brilliant White Dulux paint to walls and ceilings



BATHROOM & EN SUITE

- Porcelanosa Ocean Caliza (en suite is Dover Caliza) tiling to walls and floor
- Porcelanosa taps and thermostatic shower mixer
- Concealed dual-flush WC & cistern with soft-close seat and cover
- Wall-mounted basin
- Glass shower screen
- Chrome heated towel rail
- Mirrored cabinet
- Shaver socket

ELECTRICS, LIGHTING AND HEATING

- Multimedia outlets provided to living area and bedrooms
- BT, Virgin and Superfast Hyperoptic Broadband available
- Sky Q and Virgin 360 available in living areas and bedrooms
- Energy-efficient heating system
- Mains-powered smoke detectors
- Recessed spotlights throughout



GENERAL

- Private cycle storage
- Allocated parking
- Triple glazed windows

CLOAKROOM & UTILITY

- Porcelanosa Ocean Caliza tiling behind sink
- Freestanding washer/dryer

BUILDING STANDARDS

- NHBC 10-year Buildmark Warranty

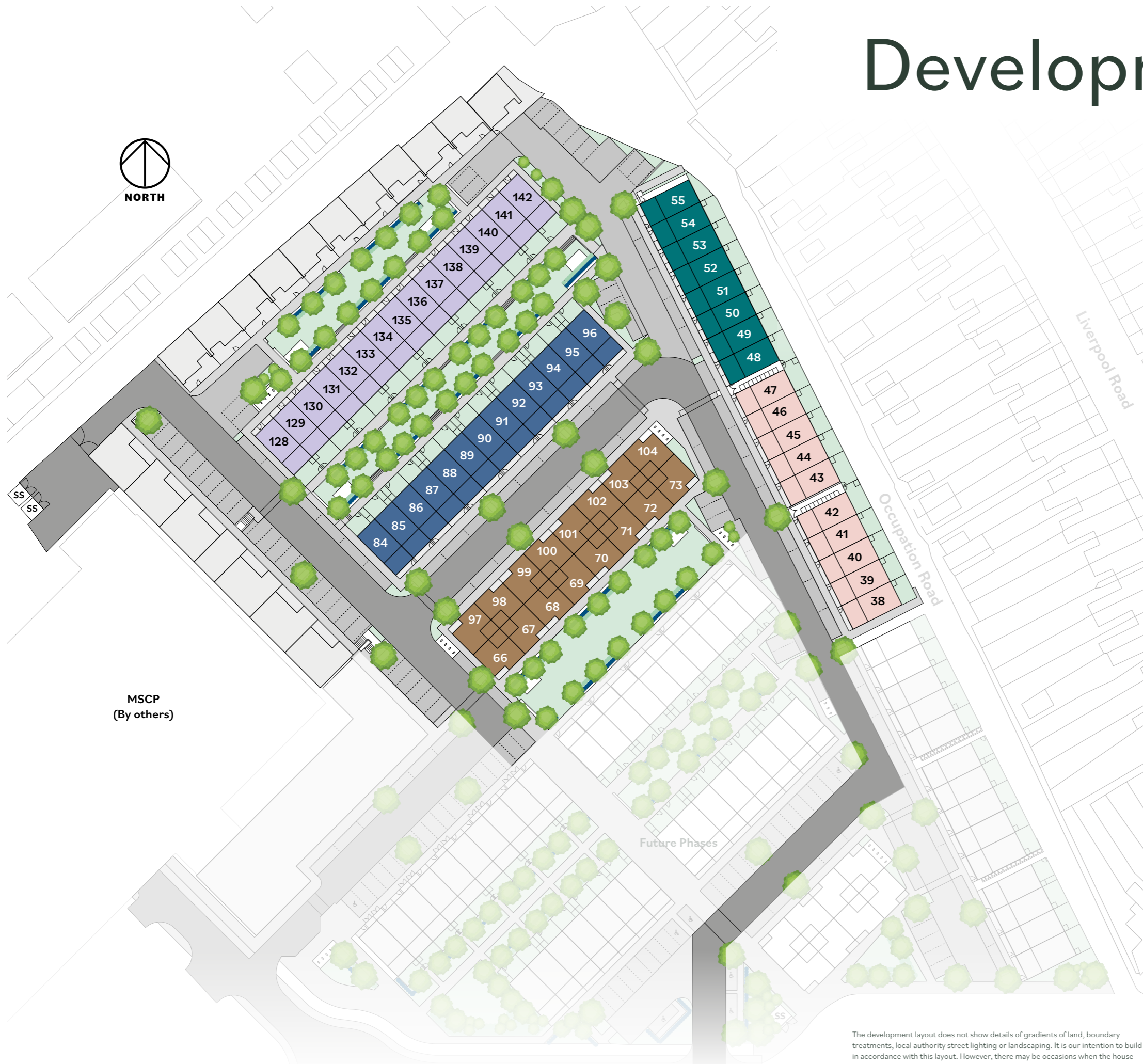
The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. There may be choices on selected units, depending on time. Please speak to a member of the Sales Team for further information.

2 & 3 BEDROOM HOMES

Choose the
Avenue that's
right for you



Development plan



- The Clover**
Plots 129-141
- The Clover End Terrace**
Plots 128 & 142
- The Sedge**
Plots 85-95
- The Sedge End Terrace**
Plots 84 & 96
- The Sandpiper**
Plots 67, 68, 69, 70, 71, 72, 98, 99, 100, 101, 102 & 103
- The Sandpiper End Terrace**
Plots 66, 73, 97 & 104
- The Argus**
Plots 49-54
- The Argus End Terrace (Right)**
Plot 48
- The Argus End Terrace (Left)**
Plot 55
- The Duke**
Plots 39, 40, 41, 44, 45 & 46
- The Duke End Terrace**
Plots 38, 42, 43 & 47
- Affordable Rent / Social Rent / Shared Ownership**

Key

- SS** Sub station
- Cycle racks
- MSCP** Multi-Storey Car Park

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.

The Sandpiper

Two Bedroom

Plots 67*, 68, 69*, 70, 71*, 72, 98, 99*, 100, 101*, 102 & 103*

*Plots 67, 69, 71, 99, 101 and 103 are handed.

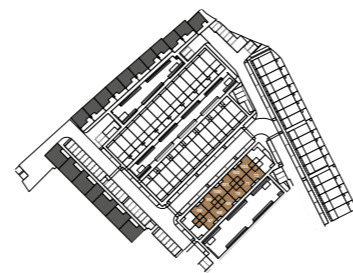


B - Boiler BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	89 sq. m.	957 sq. ft.
Kitchen/Dining Area	4.80m x 3.90m	15'9" x 12'10"
Living Room/Study	3.80m x 6.05m	12'6" x 19'10"
Bedroom 1	3.80m x 3.00m	12'6" x 9'10"
Bedroom 2	3.80m x 3.30m	12'6" x 10'10"
Roof Terrace	4.85m x 6.10m	15'11" x 20'0"
Private Patio	2.45m x 1.10m	8'0" x 3'7"

Total area excludes the stairs and landing (5.54 sq. m. / 59.6 sq. ft.) to the roof terrace.

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Plans are indicative only. Please speak to a sales consultant for more information.



The Sandpiper *End Terrace*

Two Bedroom

Plots 66, 73*, 97* & 104

*Plots 73 & 97 are handed.

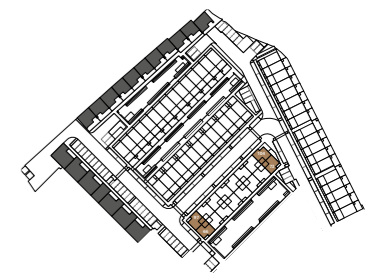


B - Boiler BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	88 sq. m.	947 sq. ft.
Kitchen/Dining Area	4.80m x 3.90m	15'9" x 12'10"
Living Room/Study	3.80m x 6.00m	12'6" x 19'8"
Bedroom 1	3.80m x 3.30m	12'6" x 10'10"
Bedroom 2	3.80m x 3.00m	12'6" x 9'10"
Roof Terrace	4.85m x 6.05m	15'11" x 19'10"
Private Patio	2.70m x 1.10m	8'10" x 3'7"

Total area excludes the stairs and landing (5.54 sq. m. / 59.6 sq. ft.) to the roof terrace.

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The Duke

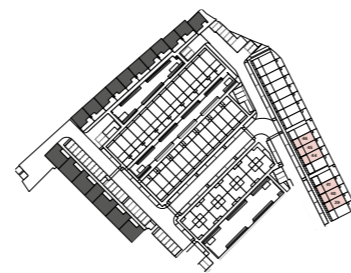
Three Bedroom

Plots 39-41 & 44-46



B - Boiler BCS - Bicycle Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	99 sq. m.	1,074 sq. ft.
Kitchen/Living/Dining Area	9.10m x 3.00m	29'10" x 9'10"
Bedroom 1	4.50m x 3.05m	14'9" x 10'0"
Bedroom 2	3.30m x 4.15m	10'10" x 13'7"
Bedroom 3	3.35m x 4.15m	11'0" x 13'7"
Roof Terrace	3.00m x 4.05m	9'10" x 13'3"
Courtyard Garden	2.90m x 4.45m	9'6" x 14'7"



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The Duke *End Terrace*

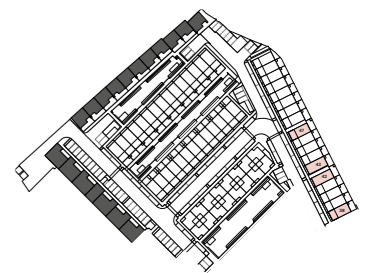
Three Bedroom

Plots 38*, 42, 43* & 47



B - Boiler BCS - Bicycle Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	98 sq. m.	1,065 sq. ft.
Kitchen/Living/Dining Area	9.10m x 2.95m	29'10" x 9'8"
Bedroom 1	4.50m x 3.05m	14'9" x 10'0"
Bedroom 2	3.35m x 4.10m	11'0" x 13'5"
Bedroom 3	3.35m x 4.10m	11'0" x 13'5"
Roof Terrace	3.00m x 4.00m	9'10" x 13'1"
Courtyard Garden	2.95m x 5.45m	9'8" x 17'11"



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The Argus

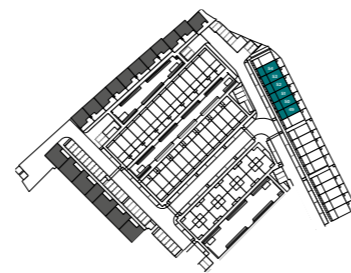
Three Bedroom

Plots 49, 50, 51, 52, 53 & 54



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	99 sq. m.	1,074 sq. ft.
Kitchen/Living/Dining Area	9.10m x 4.15m	29'10" x 13'7"
Bedroom 1	4.50m x 3.05m	14'9" x 10'0"
Bedroom 2	3.35m x 4.15m	11'0" x 13'7"
Bedroom 3	3.35m x 4.15m	11'0" x 13'7"
Roof Terrace	3.00m x 4.05m	9'10" x 13'3"
Courtyard Garden	3.00m x 4.50m	9'10" x 14'9"



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The Argus *End Terrace (Right)*

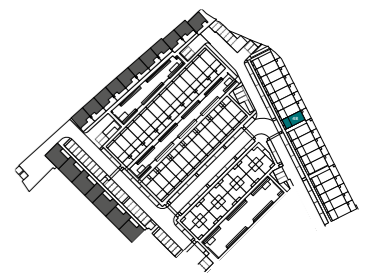
Three Bedroom

Plot 48



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	98 sq. m.	1,065 sq. ft.
Kitchen/Living/Dining Area	9.10m x 4.10m	29'10" x 13'5"
Bedroom 1	4.50m x 3.00m	14'9" x 9'10"
Bedroom 2	3.35m x 4.10m	11'0" x 13'5"
Bedroom 3	3.35m x 4.10m	11'0" x 13'5"
Roof Terrace	3.00m x 4.00m	9'10" x 13'1"
Courtyard Garden	2.90m x 5.90m	9'6" x 19'4"



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The Argus *End Terrace (Left)*

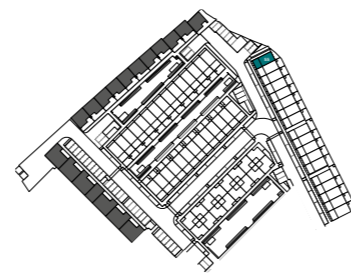
Three Bedroom

Plot 55



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	99 sq. m.	1,074 sq. ft.
Kitchen/Living/Dining Area	9.10m x 4.10m	29'10" x 13'5"
Bedroom 1	4.50m x 3.05m	14'9" x 10'0"
Bedroom 2	3.35m x 4.10m	11'0" x 13'5"
Bedroom 3	3.35m x 4.10m	11'0" x 13'5"
Roof Terrace	3.00m x 4.00m	9'10" x 13'1"
Garden	9.45m x 5.15m	31'0" x 16'11"



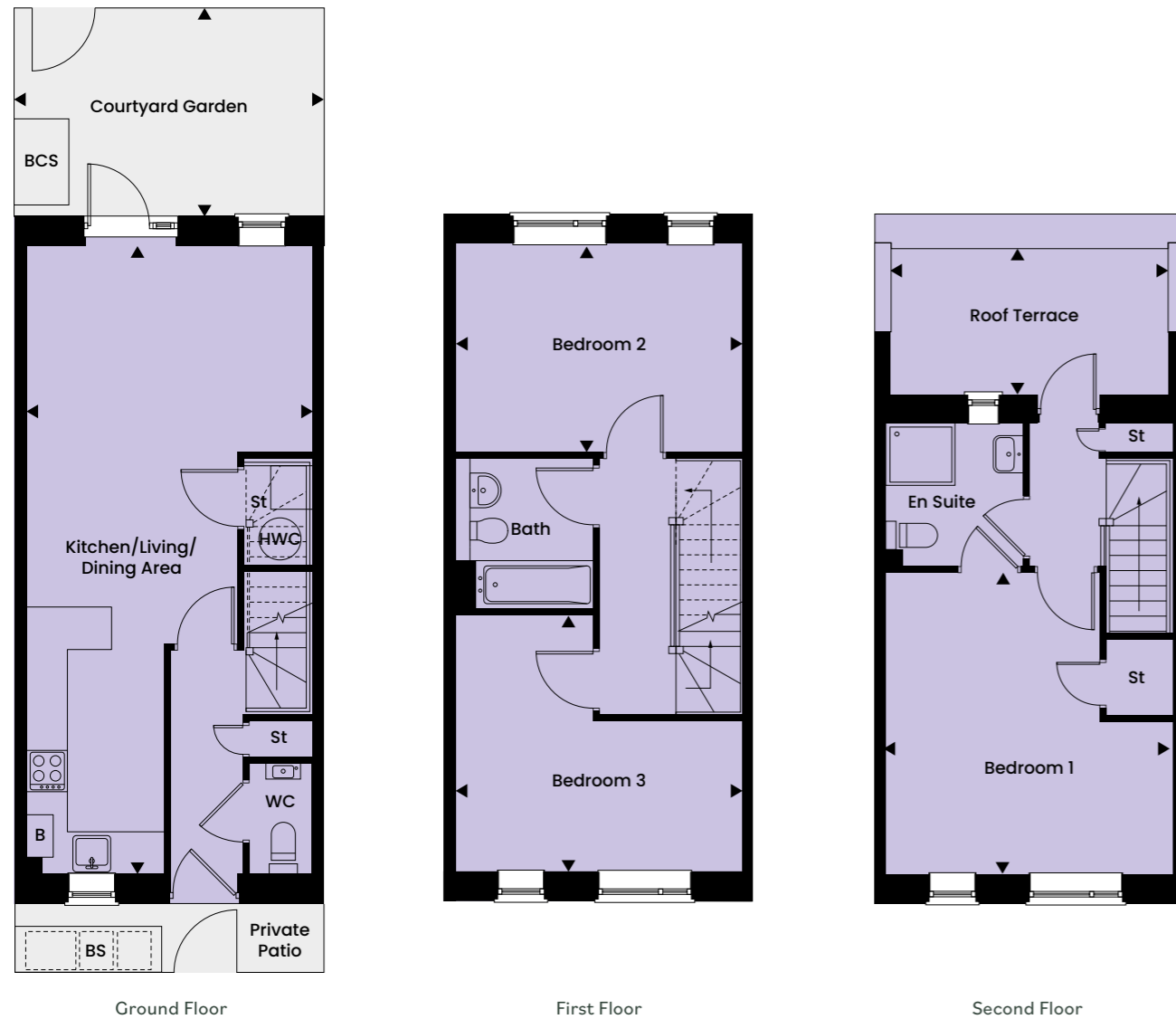
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The Clover

Three Bedroom

Plots 129*, 130, 131*, 132, 133*, 134, 135*, 136, 137*, 138, 139*, 140 & 141*

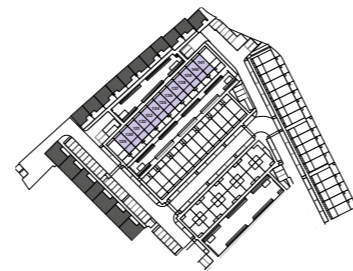
*Plots 129, 131, 133, 135, 137, 139 and 141 are handed.



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA 103 sq. m. 1,110 sq. ft.

Kitchen/Living/Dining Area	9.10m x 4.15m	29'10" x 13'7"
Bedroom 1	4.35m x 4.15m	14'3" x 13'7"
Bedroom 2	3.00m x 4.15m	9'10" x 13'7"
Bedroom 3	3.70m x 4.15m	12'2" x 13'7"
Roof Terrace	2.10m x 4.00m	6'11" x 13'1"
Courtyard Garden	2.95m x 4.50m	9'8" x 14'9"



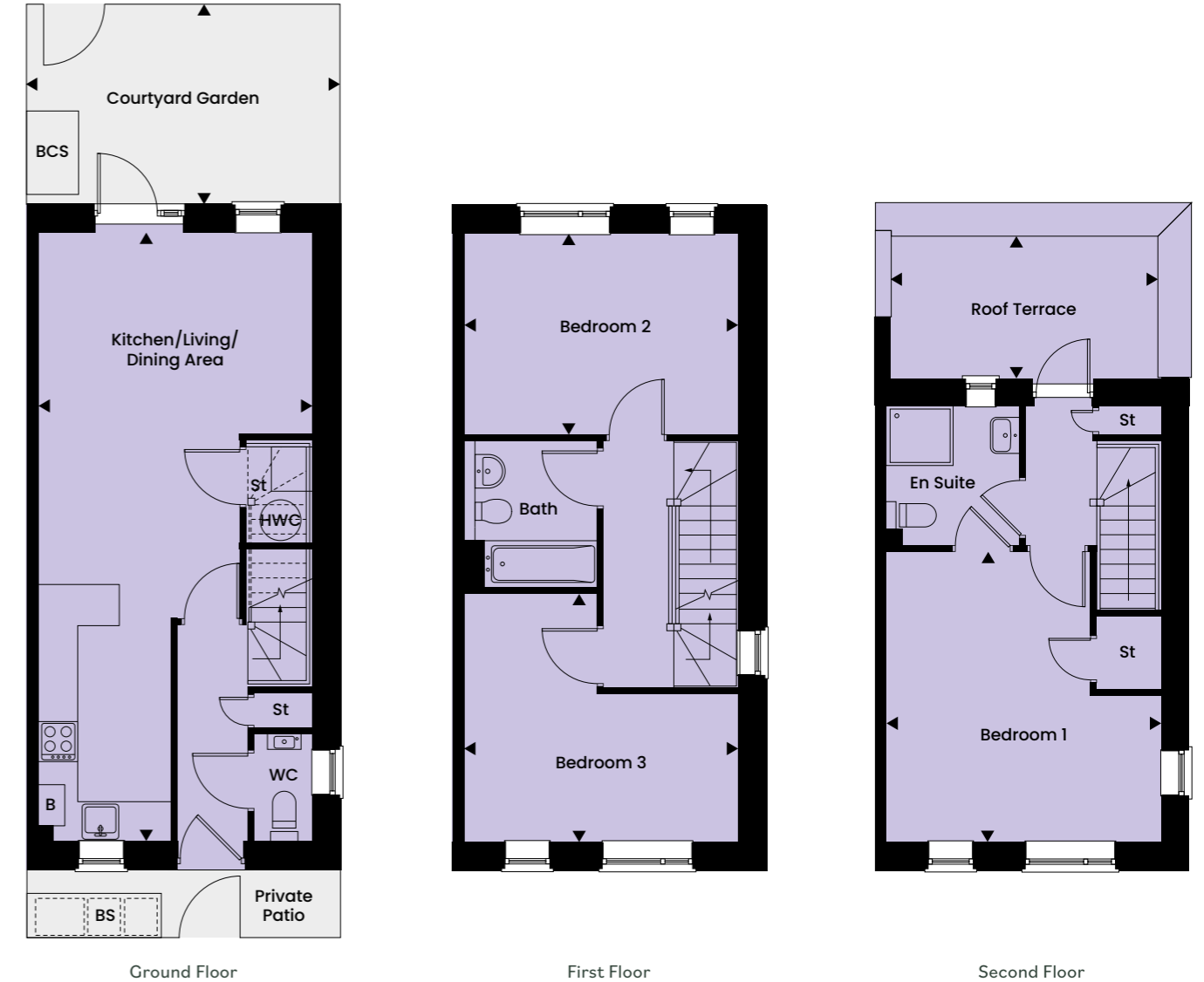
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The Clover *End Terrace*

Three Bedroom

Plots 128 & 142*

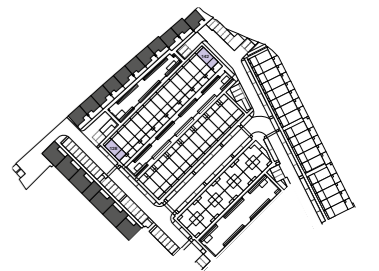
*Plot 142 is handed.



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA 102 sq. m. 1,099 sq. ft.

Kitchen/Living/Dining Area	9.10m x 4.10m	29'10" x 13'5"
Bedroom 1	4.35m x 4.10m	14'3" x 13'5"
Bedroom 2	3.00m x 4.10m	9'10" x 13'5"
Bedroom 3	3.70m x 4.10m	12'2" x 13'5"
Roof Terrace	2.10m x 3.95m	6'11" x 13'0"
Courtyard Garden	2.95m x 4.70m	9'8" x 15'5"



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The Sedge

Three Bedroom

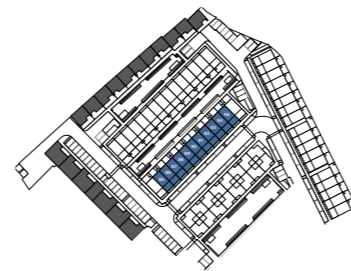
Plots 85*, 86, 87*, 88, 89*, 90, 91*, 92, 93*, 94 & 95*

*Plots 85, 87, 89, 91, 93 and 95 are handed.



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	102 sq. m.	1,099 sq. ft.
Kitchen/Living/Dining Area	9.10m x 3.00m	29'10" x 9'10"
Bedroom 1	4.00m x 4.15m	13'1" x 13'7"
Bedroom 2	3.80m x 4.15m	12'6" x 13'7"
Bedroom 3	2.95m x 4.15m	9'8" x 13'7"
Roof Terrace	2.45m x 4.05m	8'0" x 13'3"
Courtyard Garden	3.00m x 4.50m	9'10" x 14'9"



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The Sedge *End Terrace*

Three Bedroom

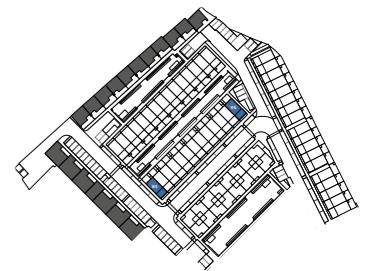
Plots 84* & 96

*Plot 84 is handed.



B - Boiler BCS - Bicycle Store BS - Bin Store HWC - Hot Water Cylinder St - Store WC - Cloakroom

TOTAL INTERNAL AREA	101 sq. m.	1,090 sq. ft.
Kitchen/Living/Dining Area	9.10m x 2.95m	29'10" x 9'8"
Bedroom 1	4.00m x 4.10m	13'1" x 13'5"
Bedroom 2	3.80m x 4.10m	12'6" x 13'5"
Bedroom 3	2.95m x 4.10m	9'8" x 13'5"
Roof Terrace	2.45m x 4.00m	8'0" x 13'1"
Courtyard Garden	3.00m x 4.70m	9'10" x 15'5"



These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Plans are indicative only. Gardens are indicative only. Window varies on end terraces. Please speak to a sales consultant for more information.

Putting you and your new home first

It's no secret that while buying a new home is incredibly exciting, it is also the biggest financial commitment you are likely to make. That is why we will go the extra mile to make the experience as positive for you as we possibly can.

No detail is too small to run by our friendly team of experts, who will use creativity, know-how, years of experience, and great teamwork to deliver the right solution for you.



STEP 1 BUYING YOUR HOME

As your initial point of contact, your sales consultant will guide you through the purchase of your new home and provide information to make the process straightforward.

Following exchange of contracts the sales team will introduce you to your customer care manager, whose job it is to support you through the final steps to legal completion and moving into your home.

STEP 2 MOVING INTO YOUR HOME

Prior to your moving in day, your customer care manager will be in touch to arrange a home demonstration and to set up your digital home manual. This is important as it will give you all the information you need to get the most out of your new home.

STEP 3 SETTLING IN

Upon legal completion you'll be able to settle into your new home safe in the knowledge that your home is covered by a 10-year NHBC Buildmark Warranty and our customer service team will be in touch 7 days, 7 weeks and 7 months after you complete to confirm that you're happy with your home. You can find out more about the 10-year Buildmark Warranty at nhbc.co.uk.



We adhere to the Consumer Code for Home Builders, which protects you as a homebuyer, ensuring that you:

- Are treated fairly
- Know what service levels to expect
- Are given reliable information upon which to make your decisions
- Know how to access speedy, low-cost dispute resolution arrangements if you're dissatisfied

You can find out more about the Code at:
www.consumercodeforhomebuilders.com



About Kier Property

Kier Property is committed to creating desirable, sustainable communities that provide a welcoming home for the modern lifestyles of today and those of generations to come.

We've worked hard to embed a sustainable mindset across our offices in London, Andover, Manchester and Hebburn, establishing a framework that comprises two key components: environmental and social sustainability.

The result is a dedicated team that's passionate about achieving our ambitious development programme delivering mixed-use urban regeneration across the UK.

Our long list of past developments and a substantial future pipeline include residential, commercial and industrial projects.

Such diversity provides us with the experience and expertise to take a truly holistic view on the planning, design and build of large-scale projects like Watford Riverwell.

By combining this experience and passion with our core values of collaboration, trust and focus, we've been delivering sustainable homes and infrastructure to UK communities for years.

Avenues is no exception. Set among an abundance of green space on former brownfield land, this exciting new development of energy-efficient homes embodies everything we aim to achieve and we're proud to be contributing to an exciting new era, in partnership for Watford.



A LOOK AT OUR PAST DEVELOPMENTS

WALTHAMSTOW GATEWAY

Located next to Walthamstow Central station, this development of 79 spacious, highly specified 1 & 2 bedroom apartments strikes the perfect balance between connected urban living and a sense of space and calm. Phase 1 at Walthamstow was awarded gold for WhatHouse? Best Partnership Scheme.



TWICKENHAM GATEWAY

This development is an integral part of the major regeneration of Twickenham railway station. The spacious 1, 2 & 3 bedroom apartments will have excellent transport connections literally on the doorstep.



EPSOM GATEWAY

A mixed-use scheme that was part of the transformation of Epsom station, delivering 118 private and affordable homes, a hotel, convenience store and many improvements to the station.



How to find us



FROM M25

At the Berrygrove Interchange, take the 2nd exit onto the M1(N) slip road to St Albans/ M25 E

At the roundabout take the 2nd exit and stay on Stephenson Way/A4008

Continue onto Stephenson Way/A4008

Use the left lane to turn right at Beechen Grove/A411

At the roundabout take the 1st exit onto Waterfields Way/A411

Turn left onto Dalton Way/A411

Head east on Thomas Sawyer Way

At the roundabout take the 1st exit

Arrive at Avenues Marketing Suite



Watford Riverwell
Sales and Marketing Suite
Thomas Sawyer Way
Watford
WD18 0GS

info@watfordriverwell.com

