

# Union *Court* 2 bed apartments



# Welcome to UNION COURT

A collection of stylish and contemporary city-style apartments within the landscaped surroundings of The Eight Gardens, Watford Ŕ





# Chic and contemporary INTERIORS

Homes are finished to an exacting standard, with high quality fixtures and fittings and stylish details creating an elegant sanctuary that is always a delight to return to.





PLOT 1-01



Two Bedroom Apartment		
Total Area:	79.3 sq m	854 sq ft
Living/Dining Room	6.59m x 4.75m	21'7" x 15'7"
Kitchen	3.18m x 1.90m	10'5" x 6'2"
Bedroom 1	3.81m x 3.43m	12'6" x 11'3"
Bedroom 2	3 43m x 2 77m	11'3" x 9'1"

Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# **UNION COURT 2 BEDROOM APARTMENT** PLOT 1-02



SITE LOCATION

FLOORPLATE

ELEVATION



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79.3 sq m

6.59m x 4.75m 3.18m x 1.90m

3.81m x 3.43m

3.43m x 2.77m

854 sq ft

21'7" x 15'7"

10′5″ x 6′2″

12'6" x 11'3"

11′3″ x 9′1″

Two Bedroom Apartment

Total Area:

Kitchen

Bedroom 1

Bedroom 2

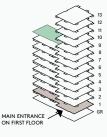
Living/Dining Room



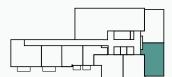
MAIN ENTRANCE ON FIRST FLOOR



# ELEVATION



## FLOORPLATE









PLOT 2-01



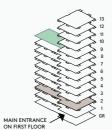




Two Bedroom Apartment			
64.9 sq m	699 sq ft		
4.25m x 3.60m	13'11" x 11'10"		
3.44m x 2.15m	11′3″ x 7′0″		
3.52m x 3.26m	11'6" x 10'8"		
3.70m x 2.55m	12'1" x 8'4"		
11.6 sq m	125 sq ft		
	<b>64.9 sq m</b> 4.25m x 3.60m 3.44m x 2.15m 3.52m x 3.26m 3.70m x 2.55m		

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FLOORPLATE



SITE LOCATION



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Two Bedroom Apartment Total Area: 64.9 sq m 699 sq ft 13'11" x 11'10" Living/Dining Room 4.25m x 3.60m 3.44m x 2.15m 11′3″ x 7′0″ Kitchen 3.52m x 3.26m 11'6" x 10'8" Bedroom 1 3.70m x 2.55m Bedroom 2 12'1" x 8'4" 3.8 sq m 40 sq ft Balcony

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# ELEVATION

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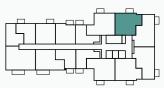






MAIN ENTRANCE , ON FIRST FLOOR

# TYPICAL FLOORPLATE









PLOTS 2-02, 3-02, 4-02, 5-02, 6-02, 7-02



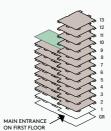




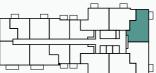
Two Bedroom Apartment		
Total Area:	70.3 sq m	757 sq ft
Living/Dining Room	4.75m x 4.33m	15'7" x 14'2"
Kitchen	2.88m x 1.90m	9′5″ x 6′2″
Bedroom 1	3.81m x 3.43m	12′6″ x 11′3″
Bedroom 2	3.43m x 2.77m	11′3″ x 9′1″
Balcony	3.8 sq m	40 sq ft

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ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



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9′5″ x 6′2″ Kitchen 2.88m x 1.90m 3.81m x 3.43m 12'6" x 11'3" Bedroom 1 11′3″ x 9′1″ Bedroom 2 3.43m x 2.77m 3.8 sq m 40 sq ft Balcony

4.75m x 4.33m

70.3 sq m

757 sq ft 15'7" x 14'2"

Two Bedroom Apartment

Total Area:

Living/Dining Room

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SITE LOCATION

Berkeley

Designed for life





PLOTS 2-04, 3-04, 4-04, 5-04, 6-04, 7-04





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MAIN ENTRANCE ON FIRST FLOOR

TYPICAL FLOORPLATE

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SITE LOCATION



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Two Bedroom Ap	artment	
Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11′5″ x 9′0″
Balcony	3.8 sq m	40 sq ft

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64.9 sq m

4.25m x 3.60m

3.44m x 2.15m

3.52m x 3.26m

3.70m x 2.55m

3.8 sq m

699 sq ft 13'11" x 11'10"

11′3″ x 7′0″

11'6" x 10'8"

12'1" x 8'4" 40 sq ft

Two Bedroom Apartment

Total Area:

Kitchen

Balcony

Bedroom 1 Bedroom 2

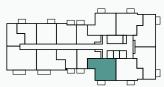
Living/Dining Room

# ELEVATION

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- MAIN ENTRANCE -

# TYPICAL FLOORPLATE













Terrace ----• Bedroom 1 Bedroom 2 ×Ý Living/ Dining Room X Bathroom En Suite Kitchen Utility • •

Y View over Podium Garder



FLOORPLATE

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MAIN ENTRANCE ON FIRST FLOOR

SITE LOCATION



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\* Apartment layout shown is for floors 3-6 but floors 7 and 8 have different balconies.

Two Bedroom Apartment\*

Total Area:

Kitchen

Balcony

Bedroom 1

Bedroom 2

Living/Dining Room

Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

61.7 sq m

4.32m x 3.74m

2.90m x 2.10m

3.61m x 3.05m

3.40m x 2.81m

3.8 sq m

664 sq ft 14'2" x 12'3"

9'6" x 6'10"

11'10" x 10'0"

11'1" x 9'2" 40 sq ft

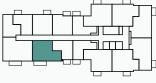
iwo bealooni Apartinent		
75.6 sq m	814 sq ft	
4.57m x 4.20m	15′0″ x 13′9″	
3.14m x 2.20m	10'3" x 7'2"	
5.23m x 3.24m	17'2" x 10'7"	
3.43m x 3.35m	11'3" x 10'11"	
19.4 sq m	209 sq ft	
	<b>75.6 sq m</b> 4.57m x 4.20m 3.14m x 2.20m 5.23m x 3.24m 3.43m x 3.35m	

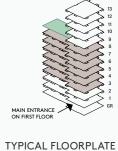
Two Bedroom Apartmen

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ELEVATION







Two Bedroom Apartment		
Total Area:	61.7 sq m	664 sq ft
Living/Dining Room	4.32m x 3.74m	14'2" x 12'3"
Kitchen	2.90m x 2.10m	9'6" x 6'10"
Bedroom 1	3.61m x 3.05m	11'10" x 10'0"
Bedroom 2	3.40m x 2.81m	11'1" x 9'2"
Balcony	6.6 sq m	71 sq ft

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FLOORPLATE



MAIN ENTRANCE , ON FIRST FLOOR

SITE LOCATION



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Two Bedroom Apartment		
Total Area:	61.7 sq m	664 sq ft
Living/Dining Room	4.32m x 3.74m	14'2" x 12'3"
Kitchen	2.90m x 2.10m	9′6″ x 6′10″
Bedroom 1	3.61m x 3.05m	11'10" x 10'0"
Bedroom 2	3.40m x 2.81m	11'1" x 9'2"
Balcony	3.8 sg m	40 sq ft

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# ELEVATION

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- MAIN ENTRANCE ON FIRST FLOOR

# FLOORPLATE





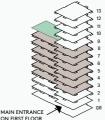




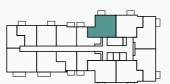
PLOTS 3-15, 4-15, 5-15, 6-15, 7-15







TYPICAL FLOORPLATE



SITE LOCATION



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# The Leavesden Collection

Floor 8

Introducing the captivating 'Leavesden Collection' at The Eight Gardens, offering a unique living experience that transcends the norm. These exquisite apartments named after the nearby vibrant Leavesden area, the home to the Warner Brothers Studio, boast an elevated lifestyle with soaring 3-meter ceilings, a true testament to luxury and spaciousness. Perched on the 8th floor, each residence embodies modern elegance, redefining comfort and sophistication. Discover a harmonious blend of contemporary design and panoramic views through floor to ceiling windows, inviting you to indulge in an elevated living experience unlike any other in the heart of Watford.

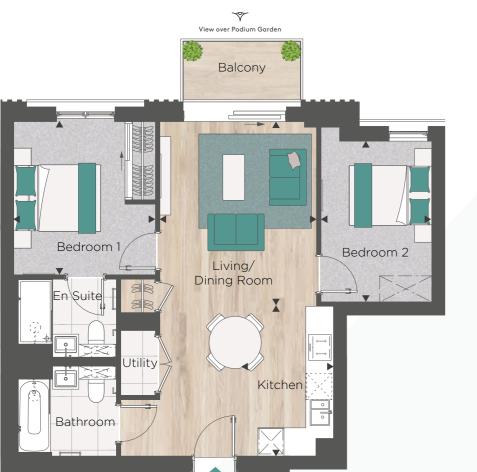


Two Bedroom Apartment Total Area: 66.5 sq m 716 sq ft Living/Dining Room 5.54m x 3.99m 18'2" x 13'1" Kitchen 2.50m x 2.15m 8'2" x 7'0" Bedroom 1 3.52m x 3.26m 11'6" x 10'8" Bedroom 2 3.50m x 2.75m 11'5" x 9'0" Balcony 3.8 sq m 40 sq ft

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PLOT 8-02



TYPICAL FLOORPLATE

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SITE LOCATION



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70.3 sq m

4.75m x 4.33m 2.88m x 1.90m

3.81m x 3.43m

3.43m x 2.77m

3.8 sq m

757 sq ft 15'7" x 14'2"

9′5″ x 6′2″

12'6" x 11'3"

11′3″ x 9′1″

40 sq ft

Two Bedroom Apartment

Total Area:

Kitchen

Balcony

Bedroom 1

Bedroom 2

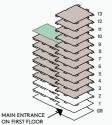
Living/Dining Room

	 Kitchen
Bathroom	

Two Bedroom Apartment			
Total Area:	64.9 sq m	699 sq ft	
Living/Dining Room	4.25m x 3.60m	13'11" x 11'10"	
Kitchen	3.44m x 2.15m	11′3″ x 7′0″	
Bedroom 1	3.52m x 3.26m	11′6″ x 10′8″	
Bedroom 2	3.70m x 2.55m	12'1" x 8'4"	
Balcony	3.8 sq m	40 sq ft	

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•Z ELEVATION

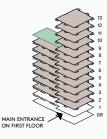


View over Fauna Walk ┥

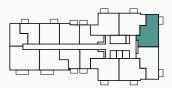
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## ELEVATION



# TYPICAL FLOORPLATE











PLOT 8-04



Bathroom Utility En/Suite Bedroom 1	Livi Dining
	Ba
	View over

Two Bedroom Ap Total Area:	artment 64.9 sg m	699 s
Living/Dining Room	4.25m x 3.60m	13′11″ x 11
Kitchen	3.44m x 2.15m	11′3″ x
Bedroom 1	3.52m x 3.26m	11′6″ x 1
Bedroom 2	3.70m x 2.55m	12′1″ x
Balcony	3.8 sq m	40 s

q ft '10″ 7'0" 0'8" 8'4" ) sq ft

vo Bedr	oom A
al Area:	
ng/Dining	, Room
chen	
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ELEVATION

MAIN ENTRANCE

TYPICAL FLOORPLATE

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SITE LOCATION

rea:	64.9 sq m	699 s
Dining Room	4.25m x 3.60m	13′11″ x 1
1	3.44m x 2.15m	11′3″ x
m 1	3.52m x 3.26m	11′6″ x 1
m 2	3.70m x 2.55m	12′1″ x
/	3.8 sq m	40 :
m 1	3.44m x 2.15m 3.52m x 3.26m 3.70m x 2.55m	11'3' 11'6" 12'1'

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## Two Bedroom Apartment Total Area: 70.3 sq m 757 sq ft Living/Dining Room Kitchen Bedroom 1 Bedroom 2

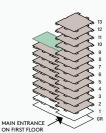
Balcony

4.75m x 4.33m	15'7" x 14'2"
2.88m x 1.90m	9′5″ x 6′2″
3.81m x 3.43m	12'6" x 11'3"
3.43m x 2.77m	11'3" x 9'1"
3.8 sq m	40 sq ft

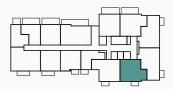
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# ELEVATION

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# TYPICAL FLOORPLATE









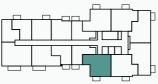


PLOT 8-08



ļĮ Bedroom 2 Bathroom Kitchen Utility Living/ Dining Room En Suite Bedroom 1 T **V**-Balcony View over Dickinson Mews  $\diamond$ 

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SITE LOCATION



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14'2" x 12'3" Living/Dining Room 4.32m x 3.74m 2.90m x 2.10m Kitchen 9'6" x 6'10" 3.61m x 3.05m 11'10" x 10'0" Bedroom 1 3.40m x 2.81m Bedroom 2 11'1" x 9'2" 40 sq ft Balcony 3.8 sq m

61.7 sq m

664 sq ft

Two Bedroom Apartment

Total Area:

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Two Bedroom Ap	artment	
Total Area:	66.5 sq m	716 sq ft
Living/Dining Room	5.54m x 3.99m	18'2" x 13'1"
Kitchen	2.50m x 2.15m	8'2" x 7'0"
Bedroom 1	3.52m x 3.26m	11'6" x 10'8"
Bedroom 2	3.50m x 2.75m	11′5″ x 9′0″
Balcony	3.8 sq m	40 sq ft

Disclaimer: Higher celling height isn't in the entire apartment for this plot.

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MAIN ENTRANCE

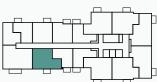
TYPICAL FLOORPLATE

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# ELEVATION

- MAIN ENTRANCE ON FIRST FLOOR

# FLOORPLATE











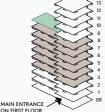


Floor 9 - 13

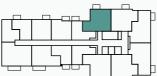
Presenting the esteemed 'Cassiobury Collection,' nestled in The Eight Gardens near the acclaimed Cassiobury Park, renowned for its picturesque landscapes. Named after this awardwinning park, these remarkable apartments reside at penthouse level, offering a privileged vantage point with captivating views of lush gardens. Experience an elevated lifestyle where luxury meets nature's beauty, embracing the tranquillity and elegance that define these exclusive residences. Discover the epitome of sophisticated living, where panoramic garden vistas and incredible location converge to create an unparalleled residential experience in Watford.







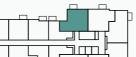
TYPICAL FLOORPLATE



SITE LOCATION



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716 sq ft

18'2" x 13'1"

8'2" x 7'0'

11'6" x 10'8"

11'5" x 9'0"

40 sq ft

Two Bedroom Apartment

66.5 sq m

5.54m x 3.99m

2.50m x 2.15m

3.52m x 3.26m

3.50m x 2.75m

3.8 sq m

Total Area:

Kitchen

Bedroom 1

Bedroom 2

Balcony

Living/Dining Room







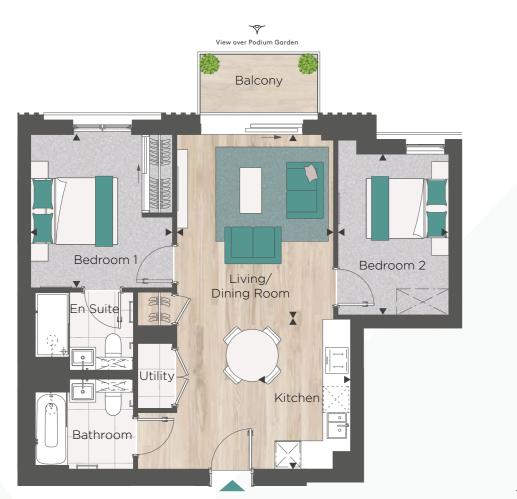


PLOTS 9-01, 10-01, 11-01, 12-01, 13-01



PLOTS 9-02, 10-02, 11-02, 12-02, 13-02





MAIN ENTRANCE , ON FIRST FLOOR TYPICAL FLOORPLATE

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Two Bedroom Apartment			
Total Area:	70.3 sq m	757 sq ft	
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Bedroom 1	3.81m x 3.43m	12'6" x 11'3"	
Bedroom 2	3.43m x 2.77m	11′3″ x 9′1″	
Balcony	3.8 sa m	40 sa ft	

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64.9 sq m 699 sq ft 13'11" x 11'10" Living/Dining Room 4.25m x 3.60m 3.44m x 2.15m 11′3″ x 7′0″ 3.52m x 3.26m 11'6" x 10'8" 3.70m x 2.55m 12'1" x 8'4" 40 sq ft 3.8 sq m

Two Bedroom Apartment

Total Area:

Kitchen

Balcony

Bedroom 1 Bedroom 2

View over Fauna Walk ┥

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ELEVATION

# TYPICAL FLOORPLATE

MAIN ENTRANCE -









PLOTS 9-03, 10-03, 11-03, 12-03, 13-03



PLOTS 9-04, 10-04, 11-04, 12-04, 13-04



SITE LOCATION



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Bathroom Kitchen En/Suite Living/ Dining Room Bedroom 1 V ---> Balcony View over Dickinson Mew  $\triangleleft$ 

Two Bedroom Apartment			
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Balconv	3.8 sa m	40 sa ft	

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70.3 sq m

4.75m x 4.33m

2.88m x 1.90m 3.81m x 3.43m

3.43m x 2.77m 3.8 sq m 757 sq ft

15'7" x 14'2" 9′5″ x 6′2″

12'6" x 11'3"

11′3″ x 9′1″

40 sq ft

Two Bedroom Apartment

Total Area:

Kitchen

Bedroom 1

Bedroom 2

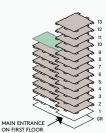
Balcony

Living/Dining Room

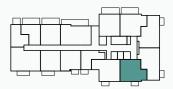


# ELEVATION

•Z



# TYPICAL FLOORPLATE













Ŷ View over Podium Garder Balcony Living/ Dining Room 3 Utility Kitchen • -Bedroom 2

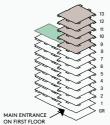
Bedroom 2 Kitchen Living/ Dining Room	Hillity
Balcony	Bedroom 1
View over Dickinson Mews	

 $\land$ 

Two Bedroom Apartment							
Total Area:	67.7 sq m	728 sq ft					
Living/Dining Room	4.35m x 3.98m	14'3" x 13'0"					
Kitchen	2.65m x 2.64m	8′8″ x 8′8″					
Bedroom 1	3.41m x 3.32m	11'2" x 10'11"					
Bedroom 2	3.15m x 2.78m	10'4" x 9'1"					
Balcony	3.8 sq m	40 sq ft					

Floorplans shown for The Eight Gardens are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

ELEVATION



TYPICAL FLOORPLATE



SITE LOCATION



Berkeley Designed for life

Total Area: 67.7 sq m 728 sq ft 14'3" x 13'0" Living/Dining Room 4.35m x 3.98m 2.65m x 2.64m Kitchen 8′8″ x 8′8″ 3.41m x 3.32m 11'2" x 10'11" Bedroom 1 Bedroom 2 3.15m x 2.78m 10'4" x 9'1" 3.8 sq m 40 sq ft Balcony

Two Bedroom Apartment

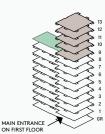
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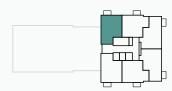


# ELEVATION

-2



# TYPICAL FLOORPLATE







# A premium SPECIFICATION

The apartments benefit from an exceptional finish and high quality specification throughout. Together with stylish details, they create a distinctive and sophisticated look that's ready for you to enjoy from the moment you move in.

A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions.

# INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hall and reception areas
- Solid wood front entrance doors
- Internal doors in white painted finish
- Skirting in white painted finish
- Satin stainless steel ironmongery throughout
- Double glazed doors onto terraces and balconies
- Aluminium balcony decking

# **KITCHEN**

- Matt finish with soft close cabinets and units
- Matt black feature open shelving
- Stone worktop and upstand
- Freestanding washer/dryer in utility cupboard
- Compartmentalised waste storage
- Bowl and a half under mounted sink, where applicable
- Matt black mixer tap
- Integrated single oven
- Integrated induction hob and extract hood
- Integrated fridge/freezer
- Integrated dishwasher to all units

# BEDROOMS

- Fitted carpets to all bedrooms
- Fully fitted wardrobes to master bedrooms

# BATHROOMS

- White steel bath with clear glass screen and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all showers and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile
- Alcove shelves in the shower/bath & under sink

# SHOWER EN SUITES

- Clear glass shower enclosure/screen with white shower tray and niche shelving
- Counter top wash basin with wall mounted chrome tap
- Chrome overhead shower and hand-shower set in all shower and bathrooms
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored vanity units with feature shelf
- Chrome towel warmer
- Feature marble effect wall tile with a stone effect floor and wall tile















# A premium SPECIFICATION

# HEATING

• Electric underfloor heating and hot water, individually metered to each apartment

# LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights with pendants to bedrooms
- Feature under cabinet lighting to wall units in kitchen •
- Lights in the shower/bath alcove shelving •
- White light switches throughout •
- Black chrome sockets and USB sockets in kitchen area •
- Shaver sockets to bathroom and shower rooms •
- Master light switch to hallway

# TELECOMMUNICATIONS

- TV/Freeview points fitted in all bedrooms and living areas
- Wired for Sky Q and Virgin to Master bedrooms and ٠ living areas
- High speed broadband connectivity for all units

# SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year warranty •
- Video entry phone system •
- Fire sprinkler system installed to all homes

# COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors •
- 12-hour concierge •
- Business lounge for residents ٠
- Residents' private gym •
- Residents' meeting room •
- Cinema Room
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas
- Secure cycle stores

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the rightto alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.

