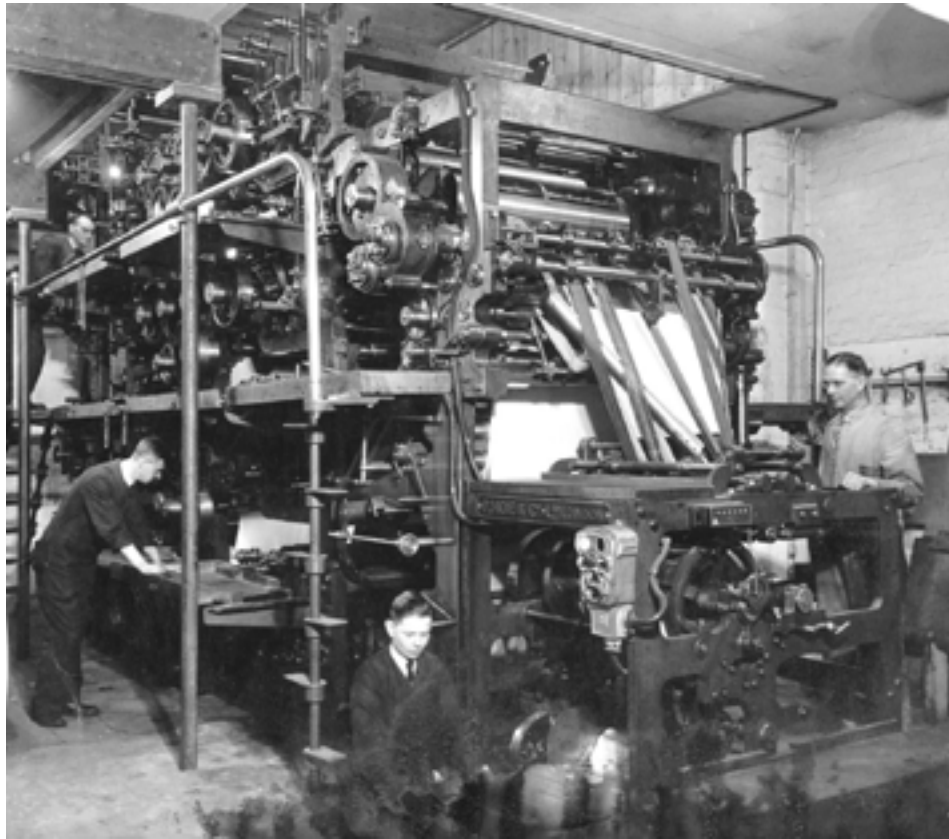




REMBRANDT HOUSE

WATFORD HERTFORDSHIRE



HISTORY

Rembrandt House stood largely empty for the best part of two decades, and its beautiful Edwardian façade had been allowed to fall into disrepair before an intervention and restoration brought new life, providing 43 completed phase 1 apartments in 2018.

The original 3.4 acre site was once home to the Watford Speedometer & Magneto Works, which provided parts to companies like Vickers and Rolls Royce. It then became a factory for Sun Printworks Ltd, producing magazines, catalogues and posters, including Britain's first weekly colour magazine for The Sunday Times in 1962. It ran until technology changes and business consolidation in the late 1980s left it largely empty.

Retaining the character of the existing building in line with the apartments in Phase 1, the final phase of the development by Cameron West Ltd will transform the lower ground floor into 7 stunning one, two and three-bedroom apartments, completing the transformation of this elegant building.

Watford was once the world's biggest printing centre.

Top row left to right:

- Bill Wiseman on the fly of a Hoe letterpress rotary, c. 1938 (courtesy Brian Wiseman).
- Rembrandt employees during printing process (courtesy John Castle, former employee, and the Sun Printers archives).

Bottom row left to right:

- Rembrandt staff, c. 1929 (#2). The rest of the employees of --- Rembrandt Intaglio Printing Co. pose for their picture. Only Gladys Rendell, left, back row, has been identified (photo supplied by Len Leach).
- John Castle at work at his retoucher's frame, which he shared with Brian Gentle (courtesy John Castle).

THE FINAL CHAPTER

It's your chance to own a piece of our industrial history in a landmark local building, surpassing even the excellence of finish seen in the first phase..

Whilst Phase 1 delivered 43 converted apartments to the upper floors, Phase 2 provides 7 exceptional contemporary apartments to the lower ground floor, following the theme of the original restoration.

Allow yourself to be part of the final chapter.







LOCATION

Watford, 15 miles north west of central London is a location that provides access to the best that London has to offer whilst also being convenient for the country.

Watford Junction Station is a busy station that is used by 8 million people yearly and has benefited from new facade, retail, ticket hall and connections. The town has a bustling centre with the regeneration of the Atria Shopping Centre,

It is a great commuter destination that benefits from a good selection of high performing schools, access to the beautiful Chilterns, an Area of outstanding natural beauty, which is only a short drive away.

Cassiobury Park created in 1909 is Watford's principal park. Covering over 250 acres it boasts cafes, splash pools, a bandstand, miniature railway and nature walks, the park is a short walk from Rembrandt House. Slightly further away is the buzzing Oxhey Activity Park that offers a range of outdoor activities such as skating, BMX, ping pong as well as other leisure facilities.

The £180m refurbished Atria Shopping Centre includes a wide range of retail, dining and leisure experiences including cinema and bowling alleys (atriawatford.com). Watford Business Park's £20m redevelopment also adds to the town's progressive future.

Watford has a range of theatres, cinemas and gyms, a leisure centre, and an eclectic range of cafes, restaurants and bars. The town is home to Watford FC who have been located at Vicarage Road for over 100 years.

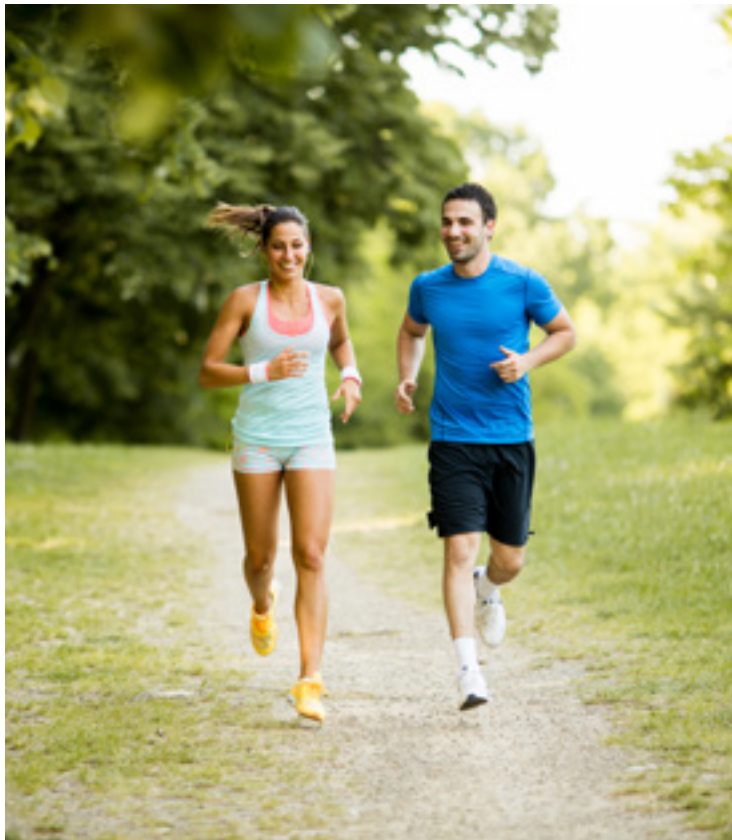
Around 2 miles out of the main town is the 5-star hotel The Grove, an outstanding venue of over 300 acres is home to one of the UK's most prestigious golf courses, host to the World Championship (2006) and British Masters (2016). It offers a wide range of indoor and outdoor activities such as tennis, swimming, spa, clay pigeon shooting, hawking, horse riding, bike hire, and woodland trails.

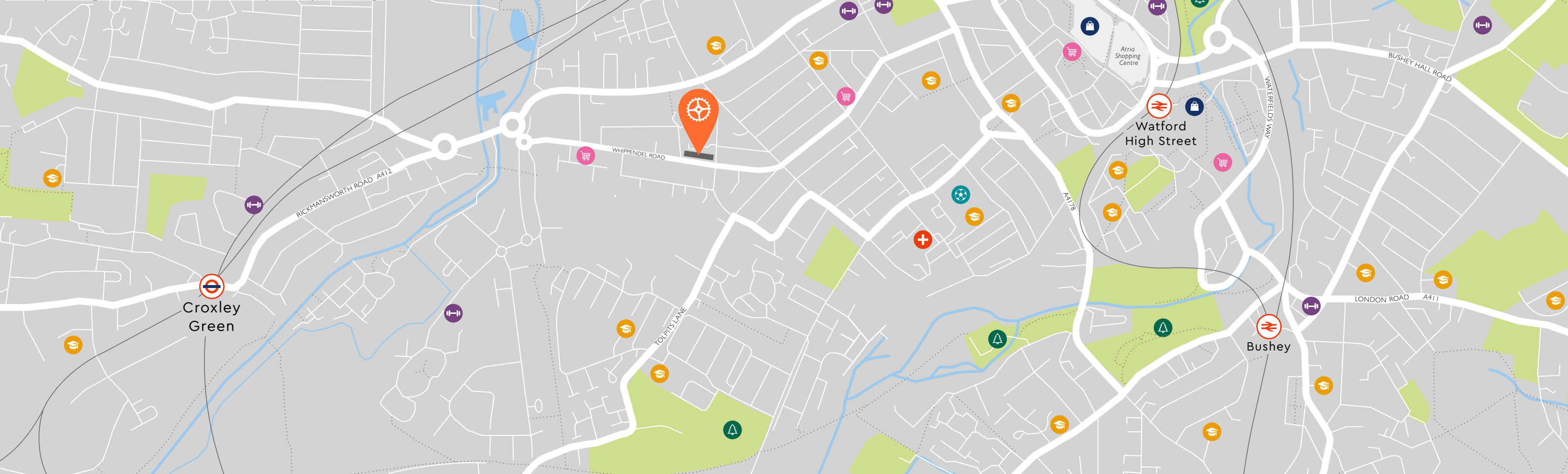
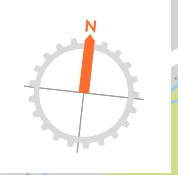
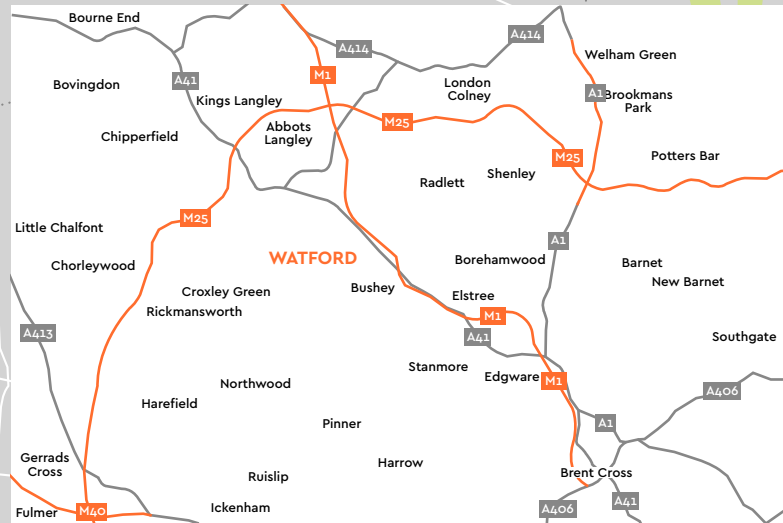
Nearby is the famous Warner Bros 'Harry Potter experience' now an engaging tourist attraction immersing any visitor totally into the Harry Potter world.

Watford's excellent links into central London provide access to the exquisite experiences the capital has to offer, to the many top London Universities and further education establishments, as well as the limitless amenities and shopping opportunities.

The town is increasingly popular with first time buyers, young families and investors, with buyers drawn from London as well as locally.







Key

School	Supermarket	Shopping	Recreational Area
Hospital	Health Club	Entertainment	Stadium



TRANSPORT LINKS

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).



WATFORD METROPOLITAN LINE

○	HARROW-ON-THE-HILL	20 mins
○	WEMBLEY PARK	30 mins
○	BAKER STREET	41 mins
○	KING'S CROSS ST PANCRAS	48 mins
○	LIVERPOOL STREET	56 mins



WATFORD JUNCTION

○	HARROW & WEALDSTONE	17 mins
○	WEMBLEY CENTRAL	26 mins
○	ST PANCRAS 🚉 + 🚉	40 mins
○	EUSTON	24 mins
○	BANK (THE CITY) 🚉 + 🚉	33 mins
○	OXFORD CIRCUS 🚉 + 🚉	26 mins
○	LONDON BRIDGE 🚉 + 🚉	35 mins
○	PADDINGTON 🚉 + 🚉	33 mins
○	CANARY WHARF 🚉 + 🚉 + 🚉	41 mins
○	QUEENS PARK 🚉	39 mins
○	MARYLEBONE 🚉 + 🚉	32 mins
○	GATWICK ✈️ 🚉 + 🚉 + GX	76 mins
○	STANSTED ✈️ 🚉 + 🚉	91 mins
○	HEATHROW ✈️ 🚉 + 🚉 + 🚉	67 mins
○	BIRMINGHAM NEW ST 🚉	75 mins



REMBRANDT HOUSE

○	HEATHROW ✈️	18.4 miles
○	STANSTED ✈️	47.1 miles
○	GATWICK ✈️	54.6 miles
○	ST ALBANS	10.1 miles
○	LONDON	21.9 miles
○	M25	4.6 miles
○	M1	4.2 miles
○	M40	12.3 miles

- Circle Line
- Overground
- Northern Line
- Bakerloo Line
- Jubilee Line
- Piccadilly Line
- Victoria Line
- Gatwick Express Line
- Direct service
- Requires interchange(s)

*Approximate travel times from Rembrandt House.
Multiple sources including www.tfl.co.uk.



CUSTOM SPECIFICATIONS

Custom-designed contemporary kitchens with sleek integrated stainless steel appliances. Bright white bathroom suites with large format tiling. A joy to look at and extremely practical to use.



STYLISH ELEGANCE

Your new apartment at Rembrandt House will brim with the best of contemporary design. Thoughtful space planning and high quality fixtures and finishes combine to make it something you can't wait to come home to.





SPECIFICATION

Structure

- Main structure and façade: original brick building
- Floors: concrete screed floors
- Windows & Doors: sealed double-glazed units in uPVC frames
- Roof: warm construction, pitched roof
- Communal Staircases: existing concrete staircases with metal balustrade

Kitchens

- High specification fitted units with soft close doors and drawers
- AEG stainless steel oven and induction hob
- Fully integrated Bosch extractor unit
- Fully integrated Zanussi fridge/freezer
- Fully integrated AEG dishwasher (washer dryer fitted within utility cupboard)
- Stainless steel sink with quality single-lever chrome tap
- 100mm high glass splash-backs (full height behind hob)

Bathrooms & En-suite Shower Rooms

- Pure white bathroom suites, including wall-hung basin, back-to-wall concealed cistern WC, steel bath
- Large format porcelain tiling to walls and floor
- Clear glass shower and/or bath screen
- Chrome-finish towel rails

Flooring

- Hall, kitchen and living areas in luxury vinyl plank flooring
- Bedrooms in neutral colour carpets

Fixtures & Fittings

- White socket plates & light switches
- Recessed downlights to hall, bathroom / en-suite and living room
- Energy saving pendant fittings elsewhere

Heating & Hot Water

- Heating provided by electric panel radiators with central control
- Hot water provided by electric immersion heater

Technology

- Satellite, TV and Sky connection points in living room and master bedroom
- Telephone outlets to living area and master bedroom

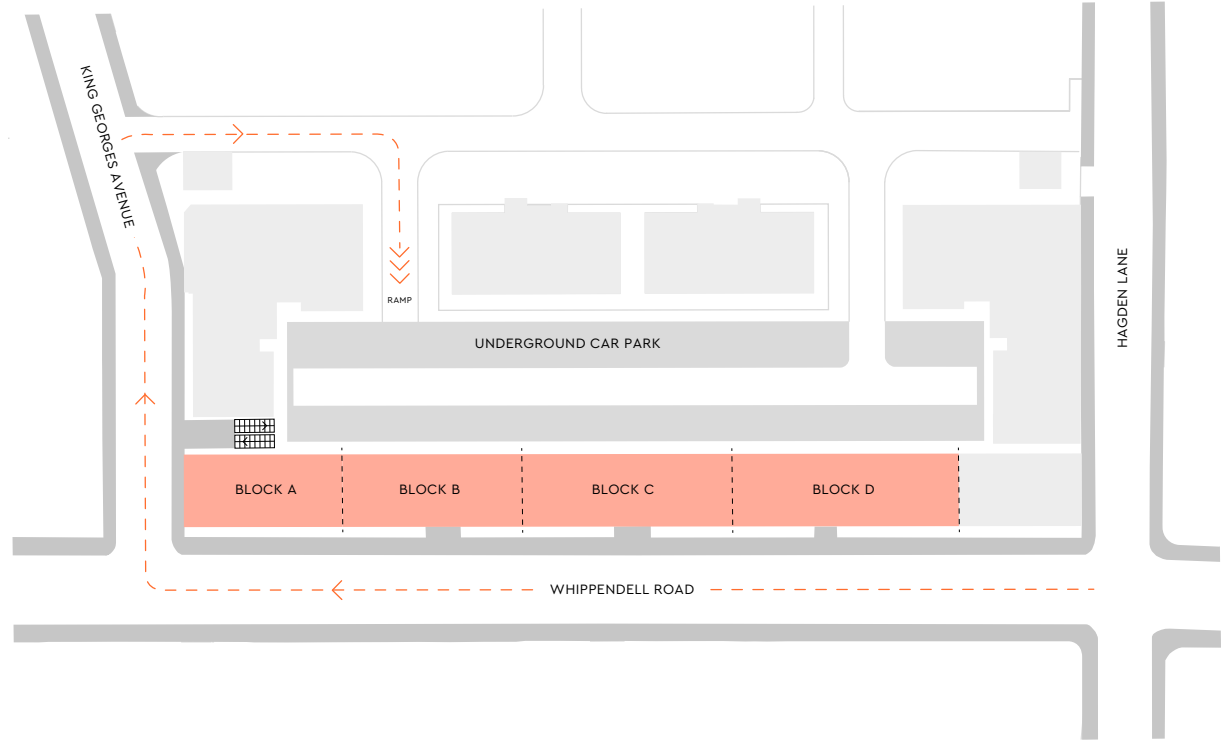
Decor

- Smooth finish to all walls & ceilings, painted in white or neutral emulsion, with complementary colour on exposed brickwork
- White eggshell finish to internal doors & woodwork

Security & Warranties

- Video entry phone system to all apartments
- 10-year ICW new home warranty
- Comprehensive owner & resident induction, including detailed handover manual

SITE PLAN



--- Directions to Car Park



SCHEDULE OF ACCOMMODATION

Block	Apt No	Bed(s)	Bath(s)	Ensuite(s)	Floor	Type	Area	
							Size Sq.m	Size Sq.ft
A	Apt. 1	2	2	1	Lower Ground	Flat	88	947.2
B	Apt. 2	2	2	1	Lower Ground	Flat	108	1162.5
B	Apt. 3	2	2	1	Lower Ground	Flat	117	1259.4
C	Apt. 4	2	2	1	Lower Ground	Flat	78	839.6
C	Apt. 5	3	2	1	Lower Ground	Flat	91.7	987.05
D	Apt. 6	1	1	-	Lower Ground	Flat	66.9	720.1
D	Apt. 7	2	3	2	Lower Ground	Flat	97.9	1053.6

APARTMENT 1

Lower Ground Floor
2 Bedroom

Total Internal Area

88 sq m
947.2 sq ft

Kitchen

2.90m x 3.85m
9'6" x 12'7"

Living / Dining

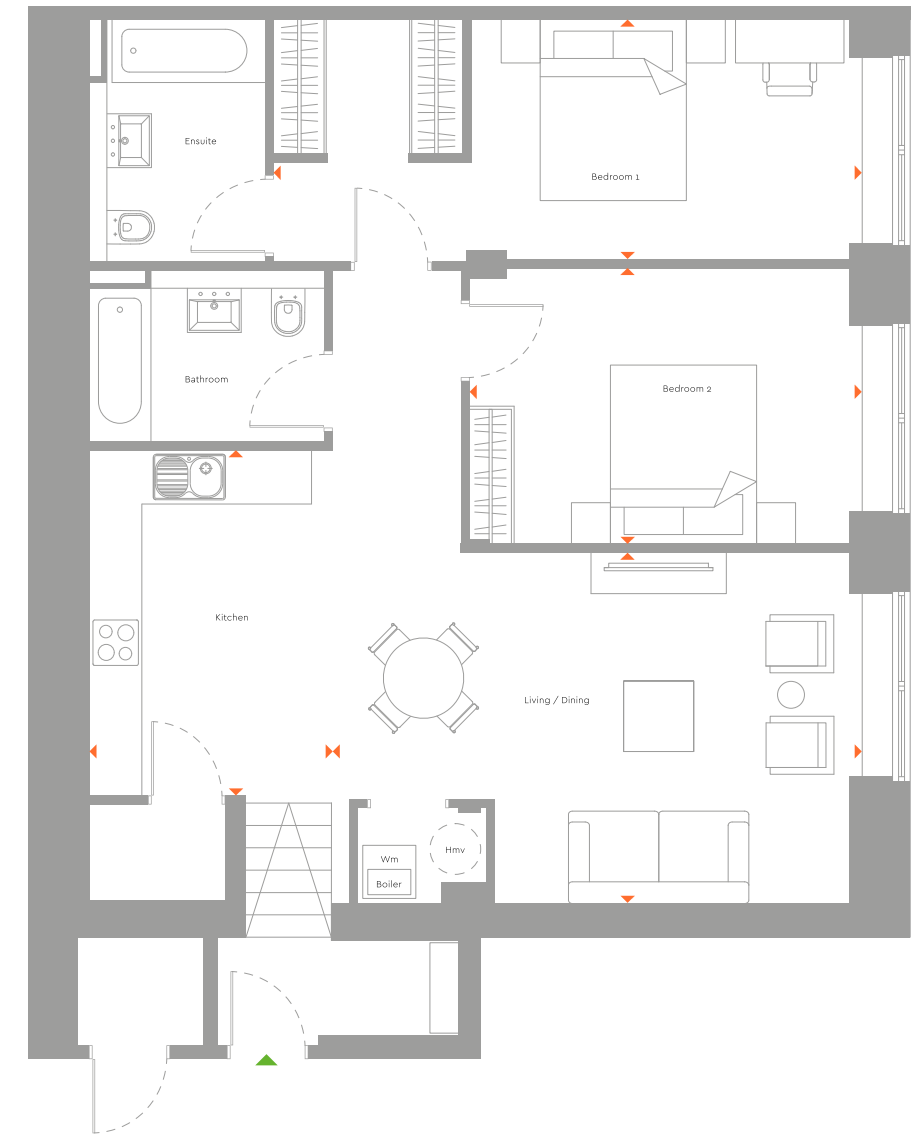
3.90m x 5.71m
12'9" x 18'8"

Bedroom 1

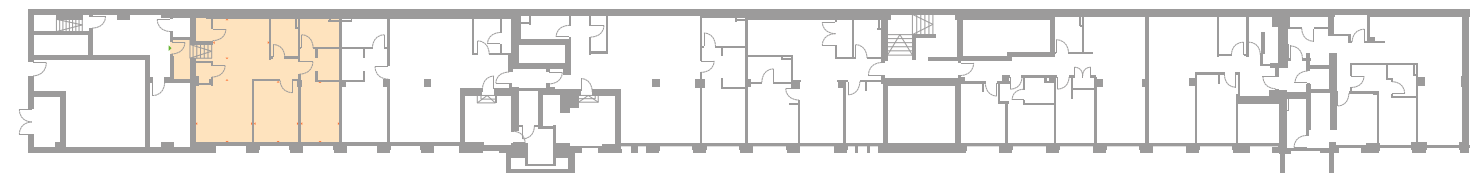
2.67m x 6.56m
8'9" x 21'6"

Bedroom 2

3.07m x 4.37m
10" x 14'4"



Overall Floor Plan:



APARTMENT 2

Lower Ground Floor
2 Bedroom

Total Internal Area

108 sq m
1162.5 sq ft

Kitchen / Dining

5.63m x 4.31m
18'5" x 14'1"

Living

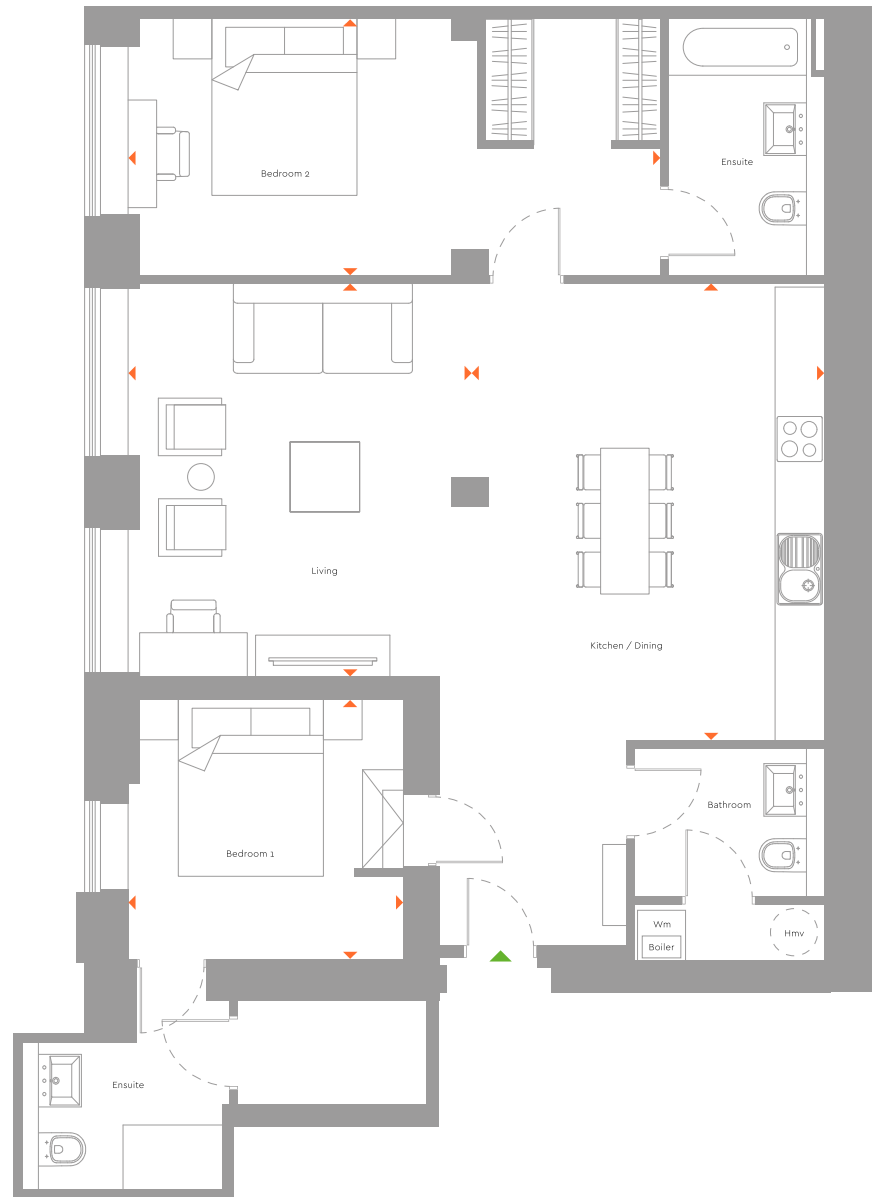
4.85m x 4.27m
15'11" x 14'

Bedroom 1

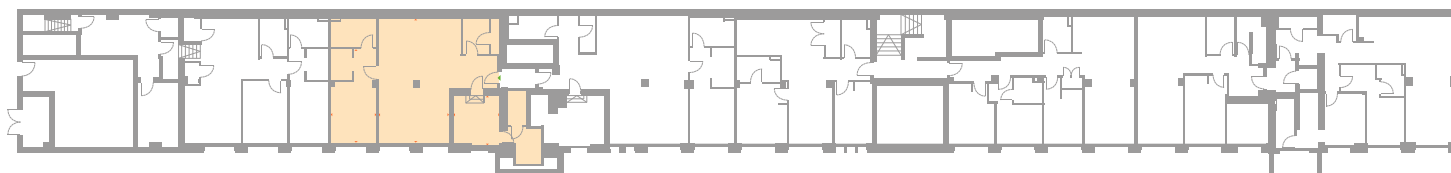
3.15m x 6.55m
10'4" x 21'6"

Bedroom 2

3.20m x 3.33m
10'6" x 10'11"



Overall Floor Plan:



All dimensions are approximate and for indicative purposes only

APARTMENT 3

Lower Ground Floor
2 Bedroom

Total Internal Area

117 sq m
1259.4 sq ft

Kitchen / Dining

6.26m x 4.37m
20'6" x 14'4"

Living

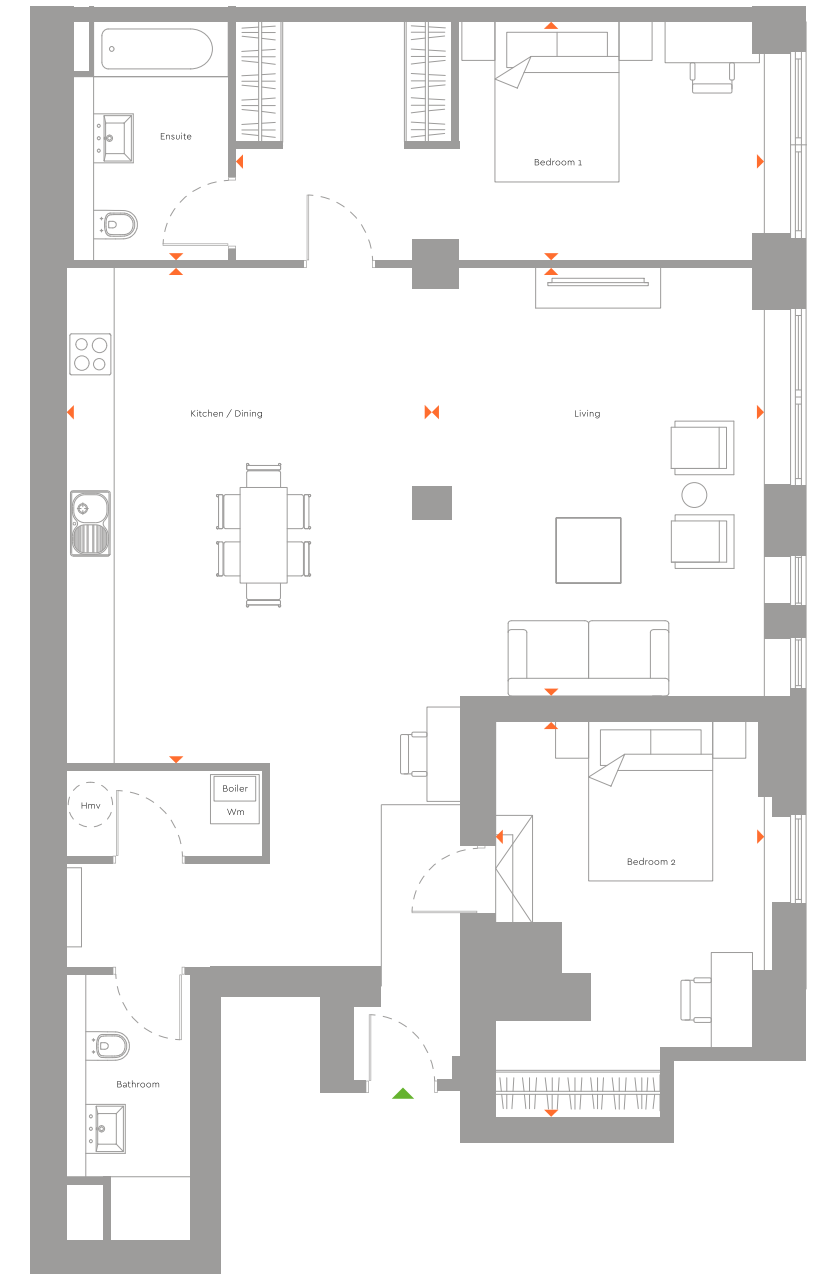
5.41m x 4.44m
17'9" x 14'6"

Bedroom 1

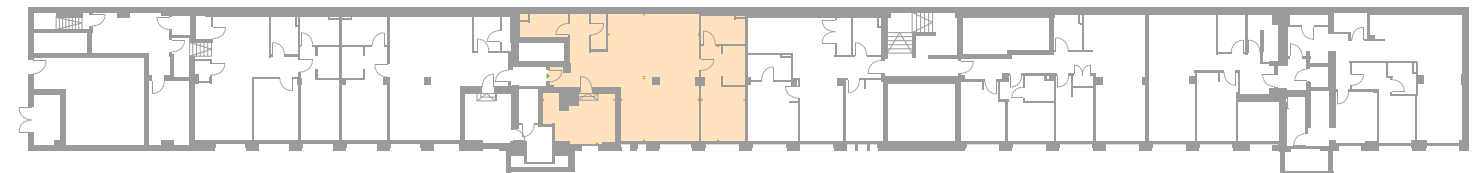
6.66m x 3.02m
21'10" x 9'10"

Bedroom 2

4.99m x 3.38m
16'4" x 11'1"



Overall Floor Plan:



All dimensions are approximate and for indicative purposes only

APARTMENT 4

Lower Ground Floor
2 Bedroom

Total Internal Area

78 sq m
839.6 sq ft

Kitchen / Dining

5.94m x 4.15m
19'6" x 13'7"

Living

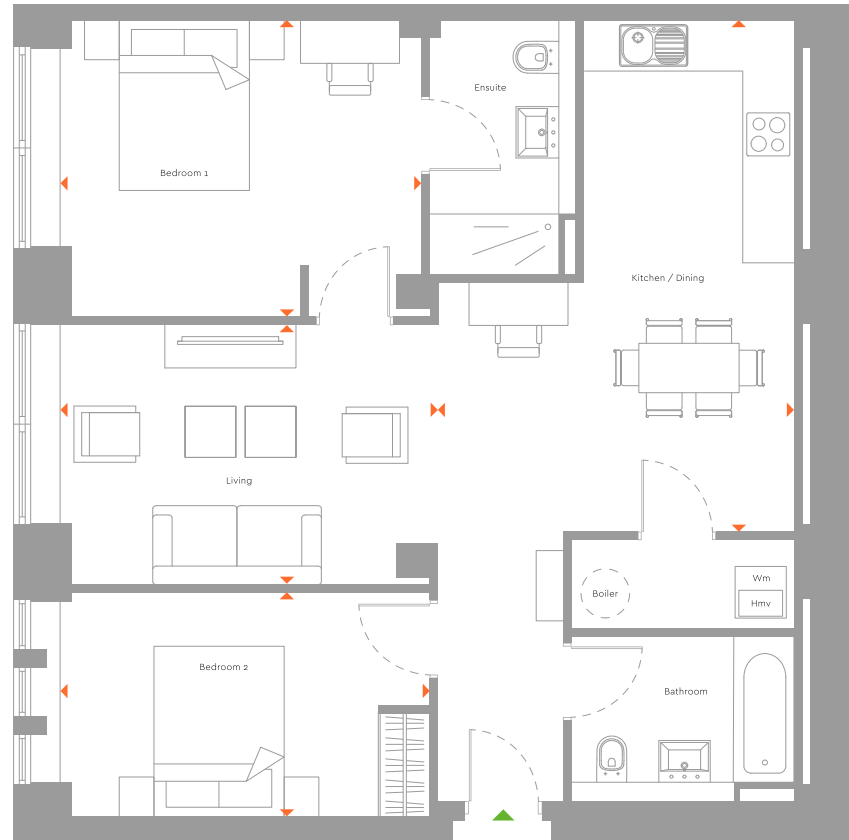
3.01m x 4.40m
9'10" x 14'1"

Bedroom 1




3.45m x 4.21m
11'4" x 13'9"

Bedroom 2

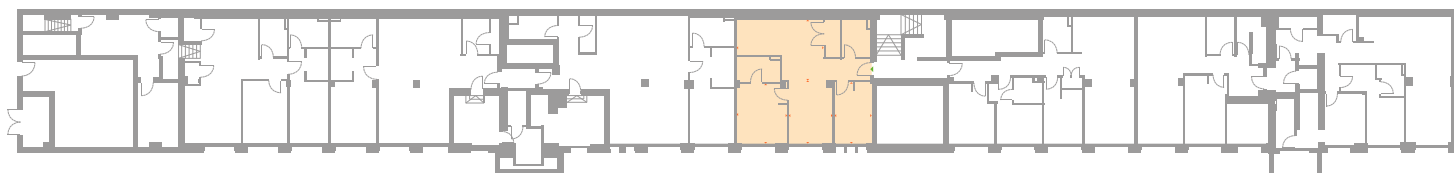
2.61m x 4.31m
8'6" x 14'1"



Key:

-  Entrance
-  Measurement points
-  Space for wardrobe

Overall Floor Plan:



All dimensions are approximate and for indicative purposes only

APARTMENT 5

Lower Ground Floor
3 Bedroom

Total Internal Area

91.7 sq m
987.05 sq ft

Kitchen / Dining

4.22m x 4.33m
13'10" x 14'2"

Living

3.4m x 4.48m
11'1" x 14'8"

Bedroom 1

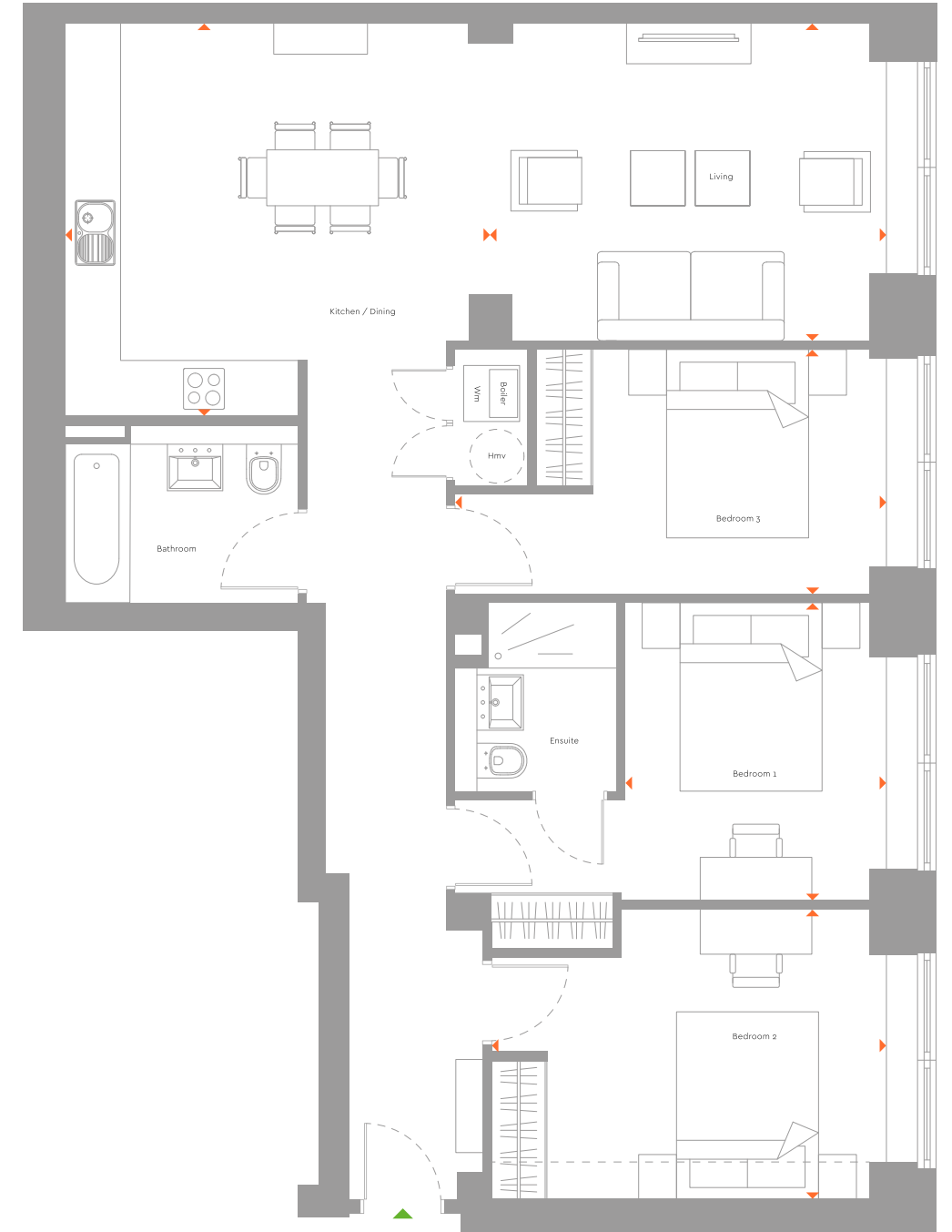
3.19m x 4.63m
10'5" x 15'2"

Bedroom 2

3.1m x 4.24m
10'2" x 15'2"

Bedroom 3

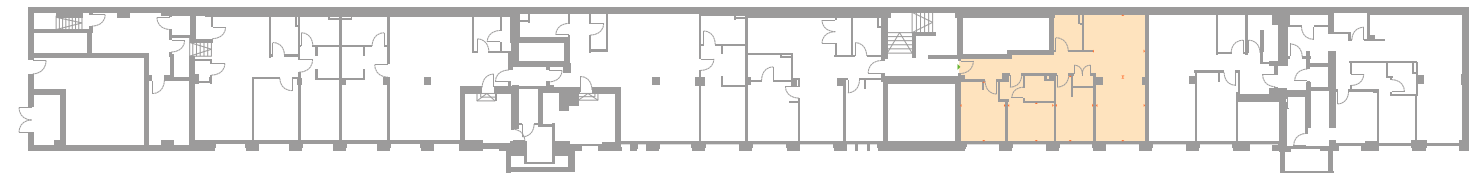
2.63m x 4.63m
8'7" x 15'2"



Key:

-  Entrance
-  Measurement points
-  Space for wardrobe

Overall Floor Plan:



All dimensions are approximate and for indicative purposes only

APARTMENT 6

Lower Ground Floor
1 Bedroom

Total Internal Area

66.9 sq m
720.1 sq ft

Kitchen / Dining

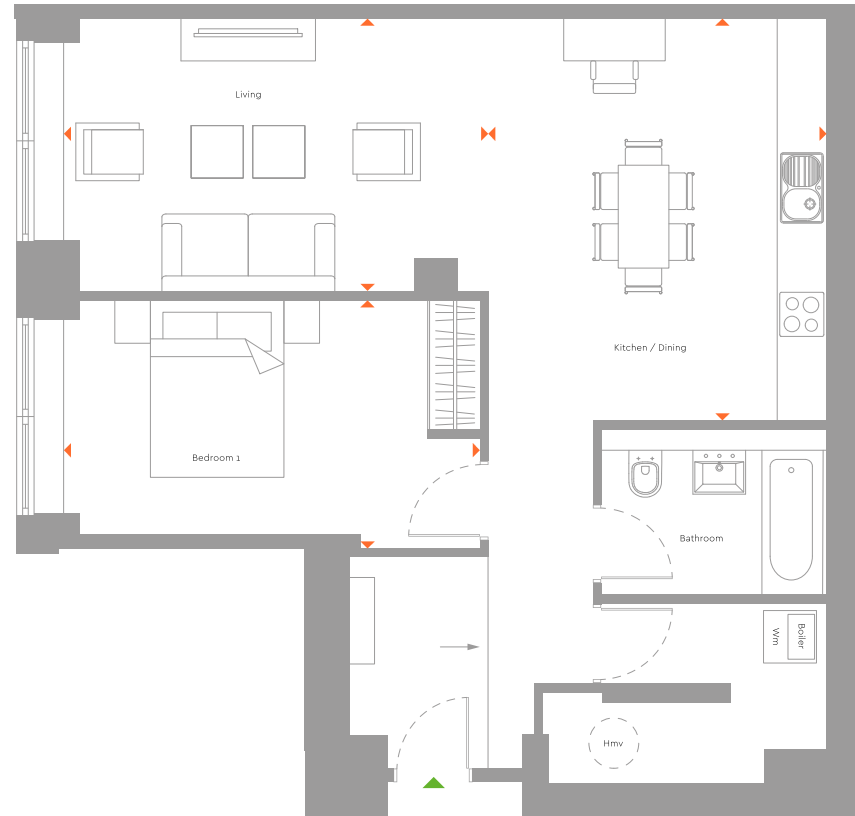
3.89m x 4.64m
12'9" x 15'2"

Living

3.15m x 4.89m
10'4" x 16"

Bedroom 1

2.7m x 4.79m
8'10" x 15'8"



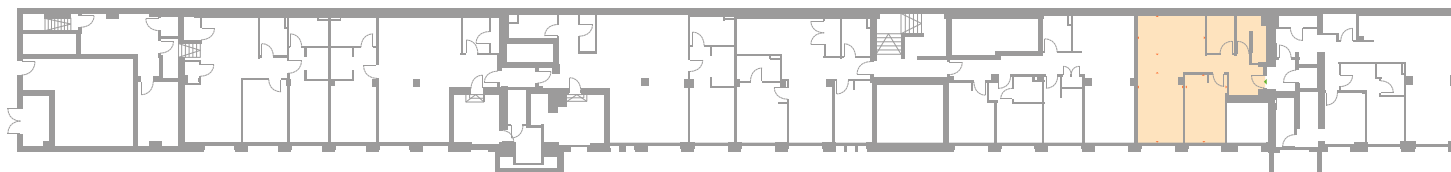
Key:

▶ Entrance

◀ ▶ Measurement points

▨ Space for wardrobe

Overall Floor Plan:



All dimensions are approximate and for indicative purposes only

APARTMENT 7

Lower Ground Floor
2 Bedroom

Total Internal Area

97.9 sq m
1053.6 sq ft

Kitchen / Dining

6.38m x 4.16m
20'11" x 13'7"

Living

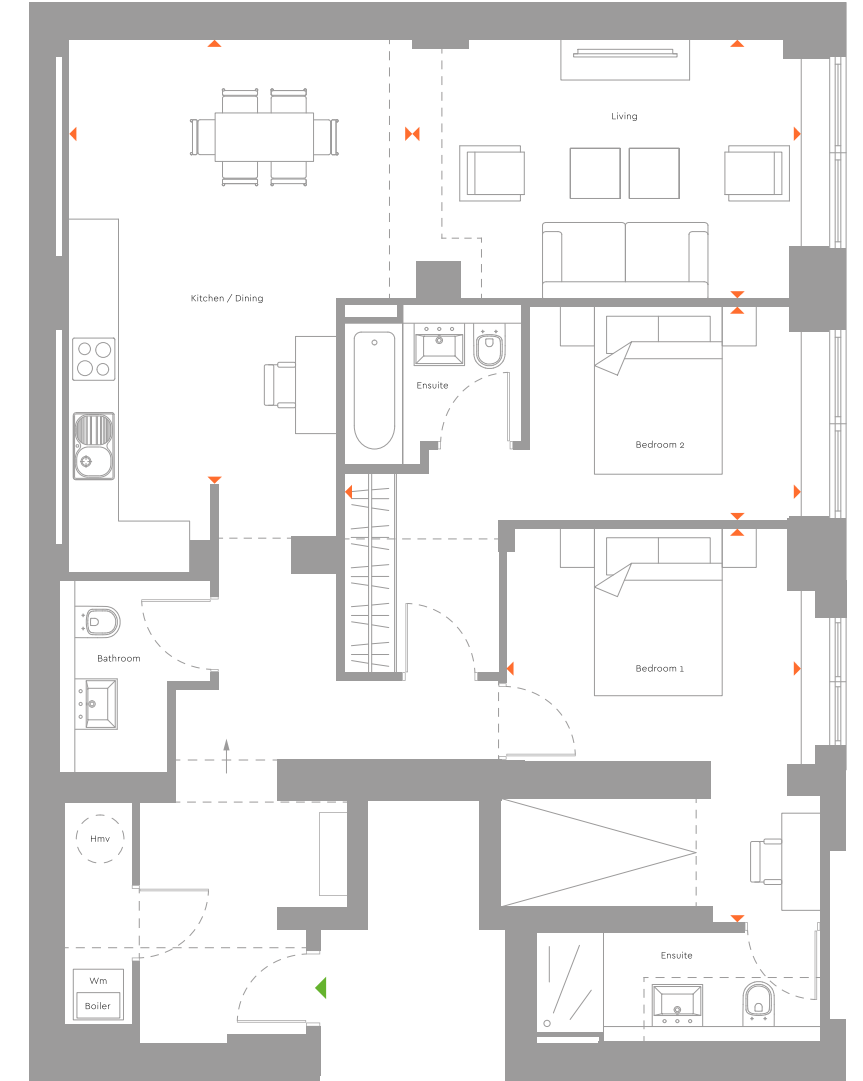
3.10m x 4.61m
10'2" x 15'1"

Bedroom 1

4.72m x 3.53m
15'5" x 11'7"

Bedroom 2

2.56m x 5.47m
8'4" x 17'11"



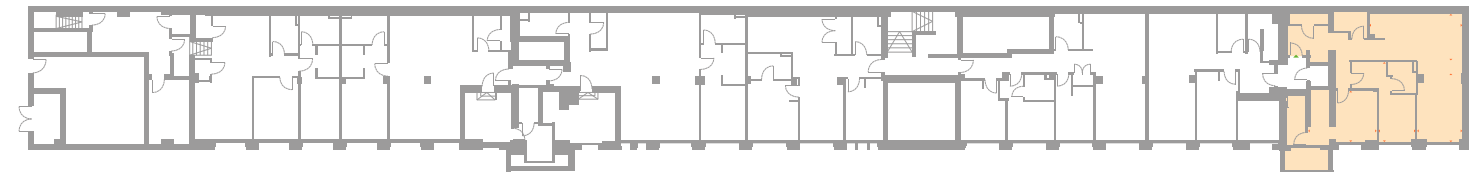
Key:

▶ Entrance

◀ ▶ Measurement points

▨ Space for wardrobe

Overall Floor Plan:



All dimensions are approximate and for indicative purposes only



ABOUT CAMERON WEST

Cameron West was founded by a senior management team with over 70 years' combined construction and development experience, in order to focus on the creation of high-quality homes.

Located in London, Cameron West operates in established and up-and-coming areas across the UK. It is building a reputation for attention to detail in both the new build and conversion/refurbishment sectors.

Here are some projects that the team have delivered in recent years, clockwise from top left:

Barnes Village, Cheadle SK8: 117 new homes built in the 16.5 acre grounds of a listed Victorian hospital, itself saved from dereliction and now containing 39 unique apartments. Multi award-winning

Stewarts Lodge & Chatham Court, London SW8: 38 new build apartments for private sale, and 20 social housing apartments in two contiguous blocks, around a courtyard garden and above extensive basement car parking.

Constance Court & Clemence Court, London SW11: Construction of 51 new build apartments, including 12 social housing units, all set around a central courtyard and play areas, plus basement parking.

Baylis Old School, London SE11: The redevelopment of a listed, 3.2 acre, derelict 1960s school site into 149 homes, both new build and conversion/refurbishment, set in spacious landscaped grounds. Multi award-winning.

Carlton Gate, London SW15: A re-imagining of two existing structures into 24 apartments and 3 penthouses, within an extended footprint and a new Art Deco-style façade.

Brent House, Wembley HA9: Construction of 248 new build apartments and over 6,000sq.ft of retail space, set around a new public piazza and landscaped grounds.





REMBRANDT HOUSE

Rembrandt House,
Whippendell Road, Watford
WD18 7PG

50 Havelock Terrace
London SW8 4AL
T: +44 (0)20 7401 8777

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CW
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