



LONDON  
SQUARE

WATFORD

WD24



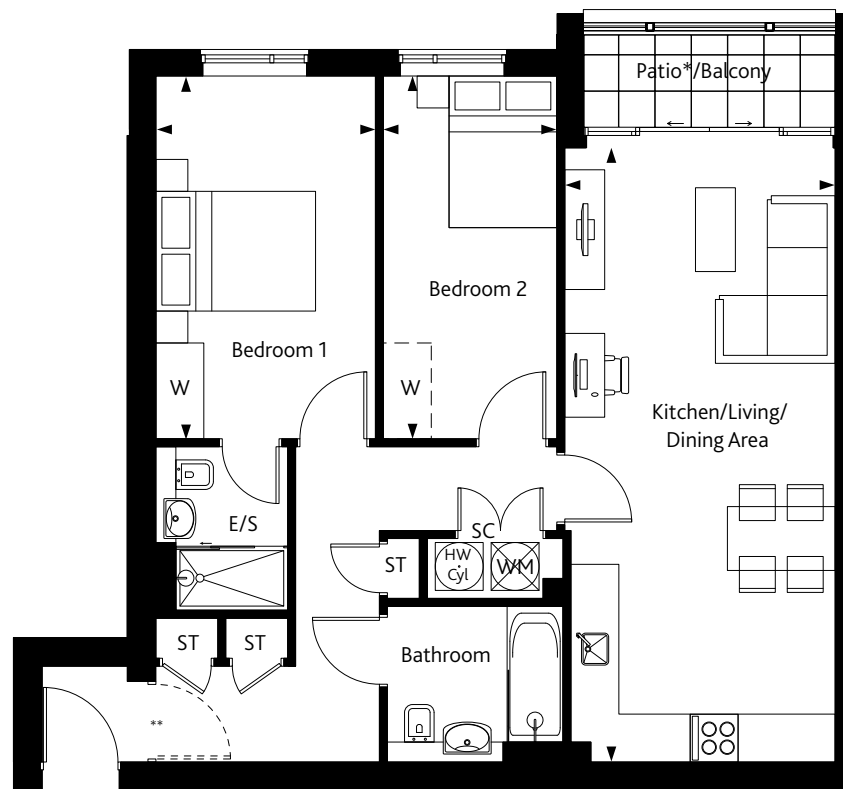
THE BARTON

FROM £425,000



# THE BARTON

- Two bedroom apartment spanning up to 777 sq ft
- Ready to move into
- Ensuite to bedroom 1
- Patio or balcony off the living area
- Modern kitchen with integrated appliances
- B-rated PEA – energy efficient with communal solar panels and no gas
- No ground rent and low service charge of £1,445 pa
- Exclusive gated development by award-winning London Square
- 2-year London Square Customer Service Warranty
- 10-year Premier Warranty



## 2 BEDROOM APARTMENT

KITCHEN/LIVING/DINING	7.65m x 3.34m	25'1" x 10'11"
BEDROOM 1	4.50m x 2.70m	14'9" x 8'10"
BEDROOM 2	4.50m x 2.12m	14'9" x 6'11"

\*Patio to plots 3, 4, 37, 38, 41, 42

\*\* Front door location to plots 4, 7, 12, 15, 20, 37, 42, 44, 49, 52 & 57

## KEY

ST = Store

E/S = En Suite

SC = Service Cupboard

W = Included Wardrobe

WM = Washing Machine

HW Cyl = Hot Water Cylinder

Please speak to your Sales Executive regarding ceiling heights, finishes, optional wardrobes and storage.



Scan here to view flythrough

**Hamptons**

THE HOME EXPERTS



**brown & merry**

**London Square Watford, 425-455 St Albans Road, Watford WD24 6PR**

Sales suite & show homes open daily:

Monday - Friday: 10am - 6pm | Saturday: 10am - 5pm | Sunday: 10am - 5pm

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Imagery is of Plots 38 and 44. The dimensions shown are accurate to within +/- 50mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. These particulars should be treated as general guidance only, they do not constitute a contract, part of a contract or a warranty.