



Apartment (EPC Rating: C)

**ROOF GARDENS, 118 EXCHANGE
ROAD, WATFORD, WD18 0QU**

Per Calendar Month

£1,150 Per

1 Bedroom Apartment located in Watford

MODERN ONE BEDROOM APARTMENT. IN WATFORD TOWN CENTRE. 1 PARKING SPACE. SECURED PARKING. LIFT ACCESSIBLE. UNFURNISHED. 0.7 MILES TO WATFORD JUNCTION. 0.5 MILES TO WATFORD GENERAL HOSPITAL.

This one double bed property is located in central Watford. It is the most perfect location for a varied range of people, whether you work at the hospital, in or around Watford, or even require quick access to London, this property is ideal! This property has a double bedroom, kitchen, living and bathroom. There is lift access and secure underground parking.

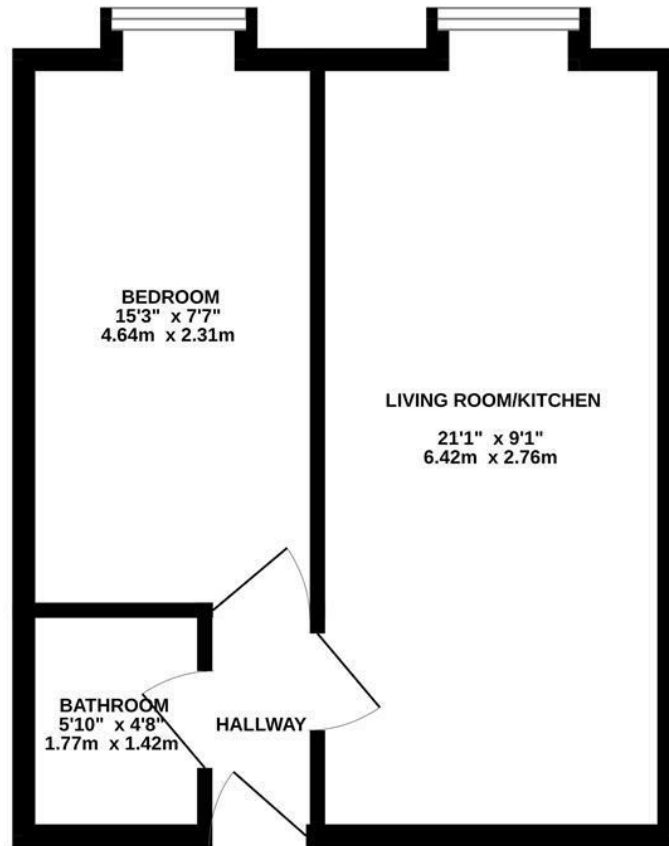
0.7 miles to Watford Junction. 0.4 miles to Watford High Street Station. 1 mile to Watford Metropolitan Station. 0.7 miles to Cassiobury park. 0.6 miles to Watford General Hospital. 0.2 miles to Girls Grammar Secondary School. 0.8 miles to Boys Grammar Secondary School. Very close to a range of big supermarkets, bars and restaurants. No pets or sharers for this property.

Unfurnished and available early September 2025.

WD18 is a popular and diverse area located to the southwest of Watford town centre, offering a great mix of residential, commercial, and green spaces. Known for its



GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.



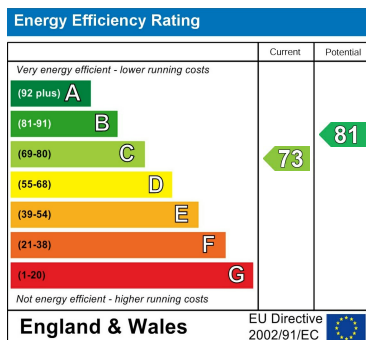
TOTAL FLOOR AREA : 340 sq.ft. (31.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



Call us on

01923 220 012

enquiries@warrenanthony.co.uk

www.warrenanthony.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the