



Apartment (EPC Rating: C)

**GRANDFIELD AVENUE, NASCOT  
WOOD, WATFORD, WD17 4XD**  
Per Month

**£1,650 Per**

# 2 Bedroom Apartment located in Watford

TWO BEDROOM GROUND FLOOR APARTMENT IN NASCOT WOOD - 0.2 MILES TO NASCOT WOOD PRIMARY AND 0.9 MILES TO WATFORD JUNCTION STATION - AVAILABLE NOW.

Set in one of Watford's most desirable and prestigious residential areas, this superb two-bedroom ground floor apartment enjoys a fantastic position in the heart of sought-after Nascot Wood, overlooking Hempstead Road and perfectly placed for local amenities, excellent transport links, and some of the area's best-known destinations.

The location is a real highlight. The apartment is approximately 1 mile from the renowned Grove Hotel, 1.8 miles from Warner Bros. Studio Tour London, and just 0.8 miles from West Herts College making it an excellent choice for those seeking convenience, lifestyle, and a premium address.

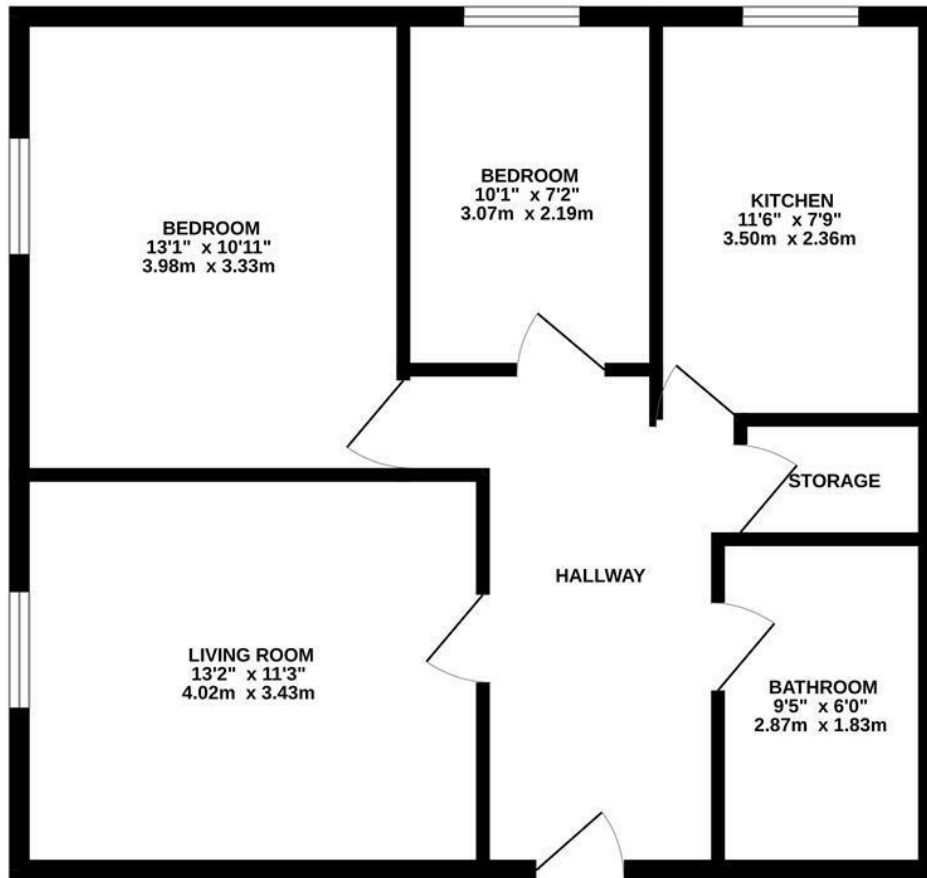
The accommodation is well presented throughout and comprises a spacious living room, two bedrooms, a fully tiled bathroom, and a fitted kitchen. Finished to a good standard, the apartment offers comfortable and practical living in a highly regarded setting, ideally suited to a professional couple.

Parking is available, with a garage also offered by separate negotiation at £140 per month.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



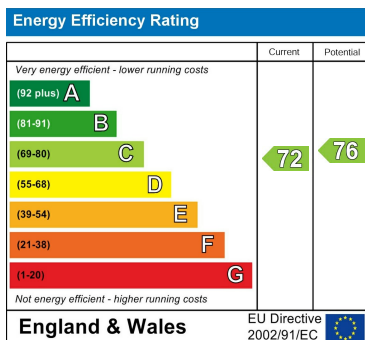
TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.

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



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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

