



Apartment 20, Junction Court, 9 Station Road, Watford, WD17 1AP  
Guide price: £335,000 Leasehold

sewell &  
gardner







# About the property

This one bedroom, sixth floor apartment is within an exclusive collection of brand-new, high-specification apartments located directly opposite Watford Junction station, offering exceptional convenience for commuters. These modern homes feature stylish interiors, premium finishes, and integrated appliances, designed to meet the highest standards of contemporary living. Residents can enjoy a stunning communal roof terrace, perfect for relaxation and socialising while taking in panoramic views.

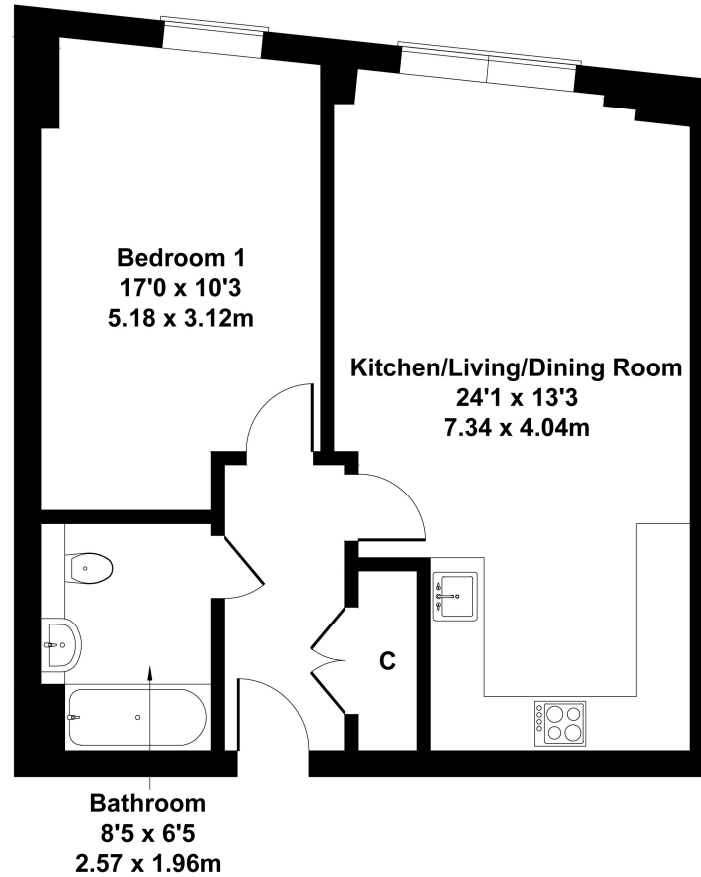
With London Euston just 15 minutes away by train, and a wealth of local amenities nearby, these apartments provide the ideal blend of urban connectivity and sophisticated lifestyle.

\*The photos used have been virtually staged and the layout may differ.



- Ideally located opposite Watford Junction Station
- Brand new apartment finished to a high specification throughout
- Lift access to all floors
- Large communal roof terrace with panoramic views
- 10-year new build warranty for peace of mind
- Underfloor heating for enhanced comfort

Approximate Gross Internal Area  
613 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

To view this property, contact us on-

T: 01923 776400 E: [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)

165-167 High Street, Rickmansworth, WD3 1AY



**Local Authority:** Watford Borough Council

**Approximate floor area:** 613 sq ft

**Tenure:** Leasehold

**Lease length:** 125 years

**Service charge:** Approximately £2 psft per annum

**Nearest Station:** 377 ft to Watford Junction Station

**Distance to Town Centre:** 0.5 miles to Watford

**Nearest Motorway:** 2 miles to M1

## Area Information

Watford is a thriving town in Hertfordshire, popular for its excellent transport links, vibrant amenities, and green spaces. Just 17 miles from Central London, Watford offers quick access to the capital via Watford Junction station, with trains to London Euston in just 15-20 minutes. This development is conveniently located just opposite the entrance to the station.

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis, cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions and a nature reserve.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &  
gardner