





## A WONDERFUL THREE DOUBLE BEDROOM & TWO BATHROOM SPLIT-LEVEL APARTMENT

This bright, spacious and unique three double bedroom apartment offers exceptional family accommodation over two levels and is set within this elegant, detached period property in the highly regarded Nascot Wood area of Watford.

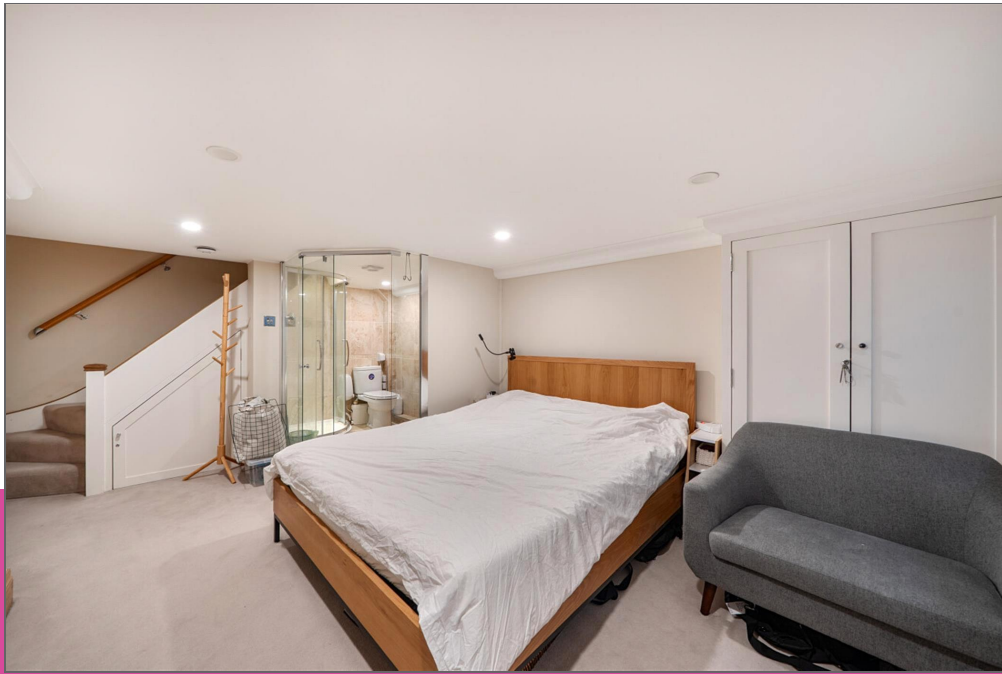
The ground floor accommodation is made up of an entrance hallway, a wonderful 19ft 4' x 17ft x 7' triple aspect reception room with direct access to the gardens, a stylish Shaker-style kitchen/breakfast room, two double bedrooms and family bathroom. From the hallway a staircase leads down to an impressive master double bedroom with en-suite shower room.

Externally, there is a secluded 82ft x 49ft communal garden and a detached garage and parking space accessed via a carriage driveway.



### KEY FEATURES

- Three double bedrooms & two bathrooms
- Impressed Shaker-style kitchen/breakfast room
- Large lounge/dining room
- Large sash windows
- High ceilings
- 1331 sq ft
- Share of freehold & 984 year lease
- Residents parking (see agent)
- Detached garage



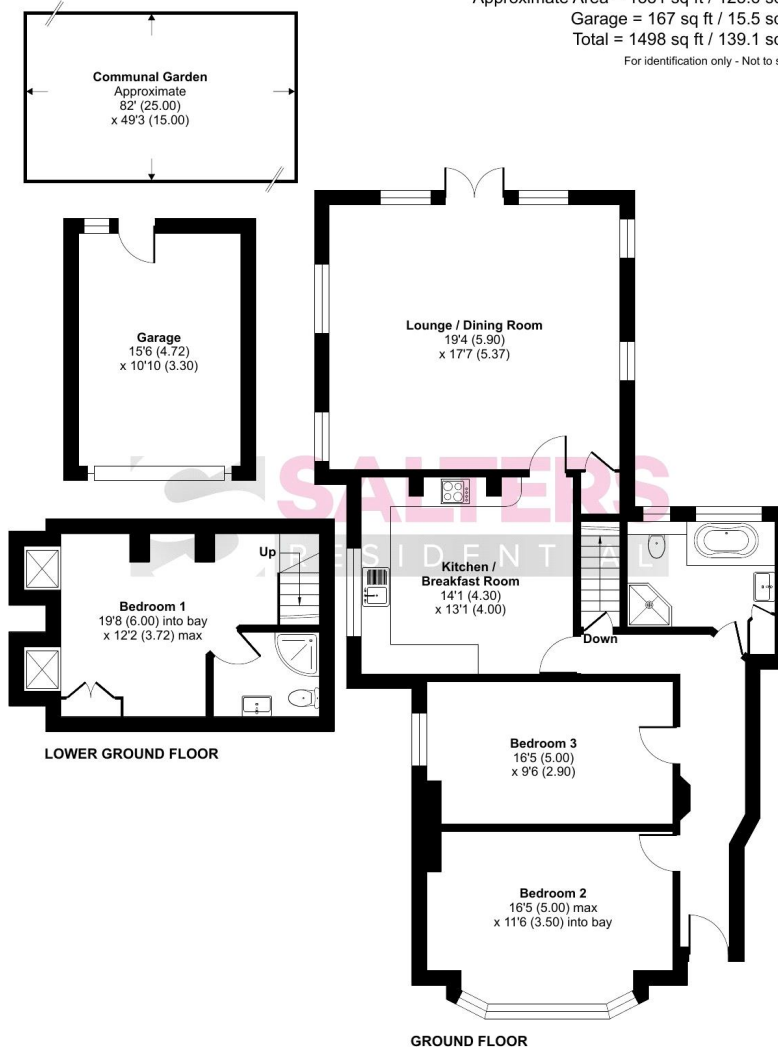
## Langley Road, Watford, WD17

Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1498 sq ft / 139.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Salters Residential. REF: 1407759

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	<b>71</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential  
32 Langley Road  
Nascot Wood, Watford  
Herts, WD17 4PN

01923 901 777  
info@saltersresidential.co.uk  
www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

01923 901 777  
info@saltersresidential.co.uk  
www.saltersresidential.co.uk

