



**The Depot**  
Leavesden Road  
Watford



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Watford

THIS IMPRESSIVE FORMER BUS GARAGE WAS BUILT IN 1920 BY THE LONDON GENERAL OMNIBUS COMPANY AND IS NOW LISTED AS LOCALLY IMPORTANT.

IN ITS REFURBISHMENT, THE HISTORIC FRONTAGE HAS BEEN CAREFULLY RESTORED, WHILST THE INTERIOR HAS BEEN REMODELLED TO OFFER 21 CONTEMPORARY APARTMENTS AND FIVE COMMERCIAL UNITS.

Key regeneration projects include:

**Central shopping area**

In 2017 the old Charter Place Shopping Centre will be redeveloped in a £150million scheme, that will see the site merge with the new 'intu Watford' centre, creating a single, vibrant 1.4million sq ft retail space. Including restaurants, areas for events and a nine screen cinema with IMAX. The project will generate 500 construction jobs leading to 1125 direct new jobs in retail, catering and leisure.

**Metropolitan Line Extension**

2016-2020 will see the Metropolitan Line extended to Watford Junction station, enhancing the rail network for those living and working in the area. The extension will include two new tube stations at Cassiobridge and the Vicarage Road football stadium.

**Cassiobury Park**

This year a £6.6million Lottery funded restoration of Cassiobury Park will be completed. It will bring the park's facilities into the 21st century, including a new hub building to provide improved changing facilities for the pools and sports, a new kiosk and café, as well as the restoration of the historic listed bandstand.

**Watford Health Campus**

Over the next 15-20 years, a £350million project will transform 65 acres of unused land surrounding Watford Hospital providing around 1,000 new jobs in the creation of 750 homes together with local retail / leisure facilities and public green spaces.

Source: Watford Borough Council  
[www.watford.gov.uk](http://www.watford.gov.uk)



# WATFORD IS CHANGING

OVER THE NEXT 10 YEARS,  
MORE THAN £1.5 BILLION  
WORTH OF INVESTMENT  
WILL TRANSFORM  
WATFORD, CREATING  
NEW HOMES AND JOBS,  
IMPROVED SERVICES,  
TRANSPORT AND  
LEISURE FACILITIES.

NOW IS THE TIME  
TO BUY.





17:16 London Euston  
17:21 South Hampstead  
via Wembley Central

Page 2 of 2

Fastest Direct train to

Destination	Plat	Time
Birmingham New St	6	17:37
Carpenters Park	4	17:01
Coventry	6	17:37
Harrow & W'dstone	9	16:46
Hemel Hempstead	8	16:47
London Euston	9	16:46
Milton Keynes Ctl	8	16:47
Northampton	8	17:44
Wembley Central	9	16:52
Willesden Junction	4	17:01

Watford Junction station is a short 5 minute walk away, with fast trains connecting to London Euston in 15 mins. Overground services also run to West London and South London from here.

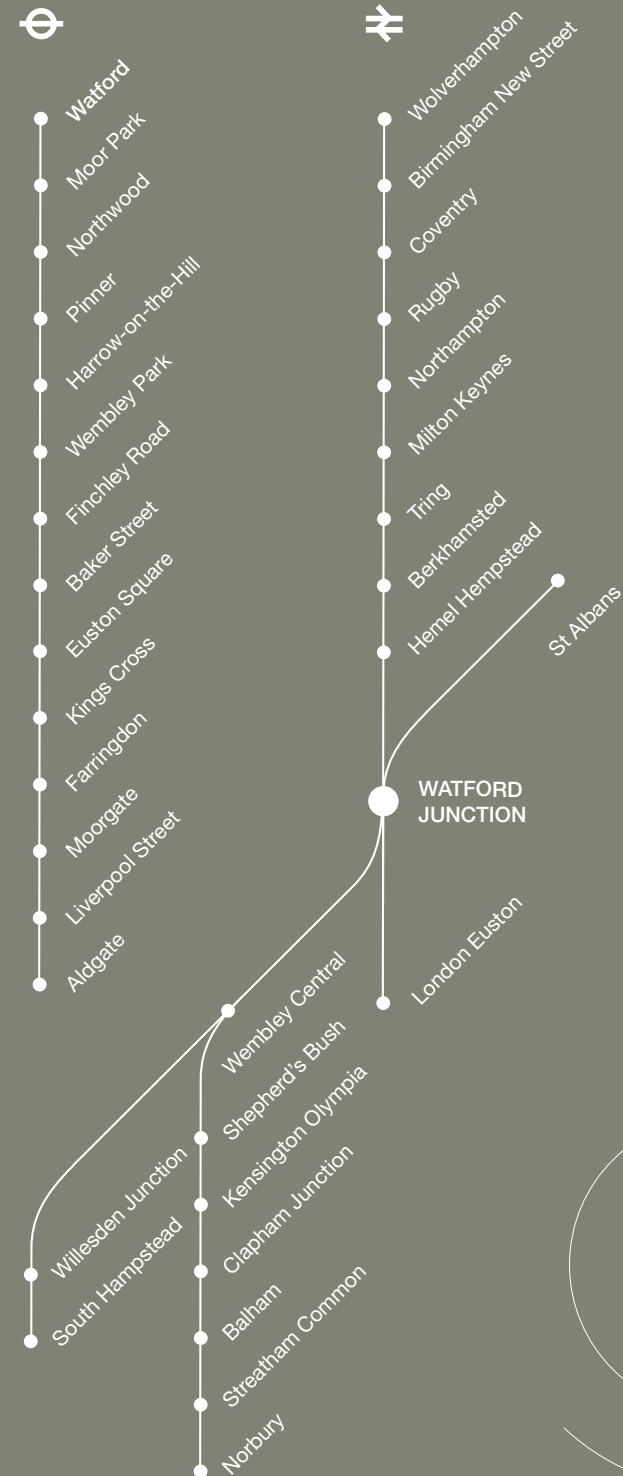
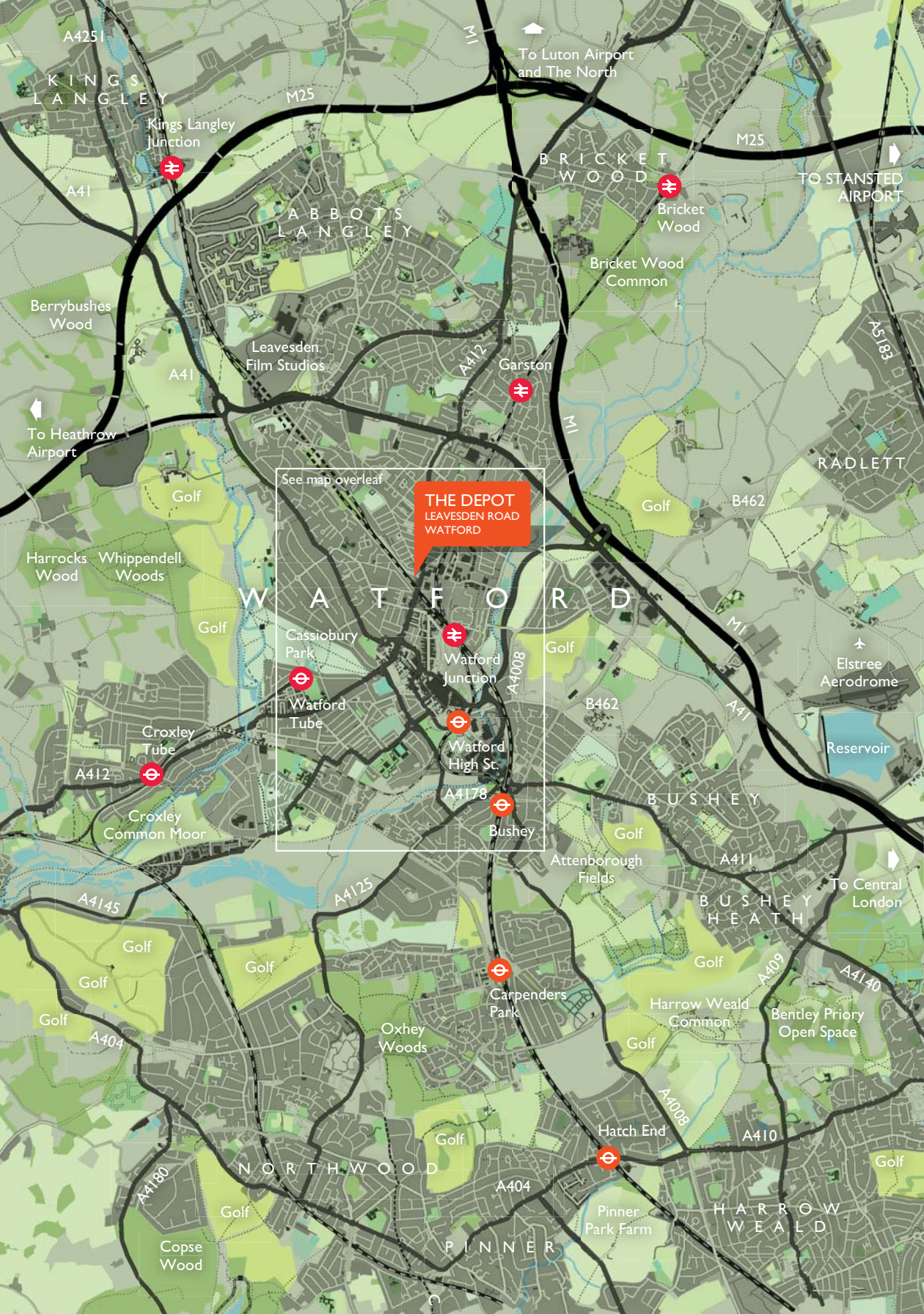
The nearest tube station is currently a 20 minutes walk, however in the next 3 years the metropolitan line will run from Watford Junction, linking to Liverpool Street and the City.



## WATFORD IS CONNECTED

WITH LONDON ON ITS  
DOORSTEP, WATFORD HAS  
A SEEMINGLY ENDLESS  
CHOICE OF TRAINS, BUSES  
AND TUBES, CONNECTING  
TO THE CAPITAL DAY  
AND NIGHT.





## Transport Network

### Buses

724	to Hertford / Heathrow Airport
320	to Hemel Hempstead
321	to St Albans / Luton Airport
324	Watford local area
8	Warner Bros. Film Studios
10	Watford local area
142	to Brent Cross



### Train

	Walking time
Watford Junction (Train)	5 mins
North Watford (Train)	10 mins
Watford (Tube)	20 mins
Watford High St. (Overgrnd.)	20 mins



### Road

	Distance
M1	5 miles
M25	8 miles
A1(M)	11 miles
A406	14 miles
M40	15 miles
M4	24 miles
Central London	18 miles



### Airports

	Distance
Luton Airport	30 mins / 18 miles
Heathrow	40 mins / 21 miles
London City Airport	1hr / 32 miles
Stansted Airport	1hr / 45 miles

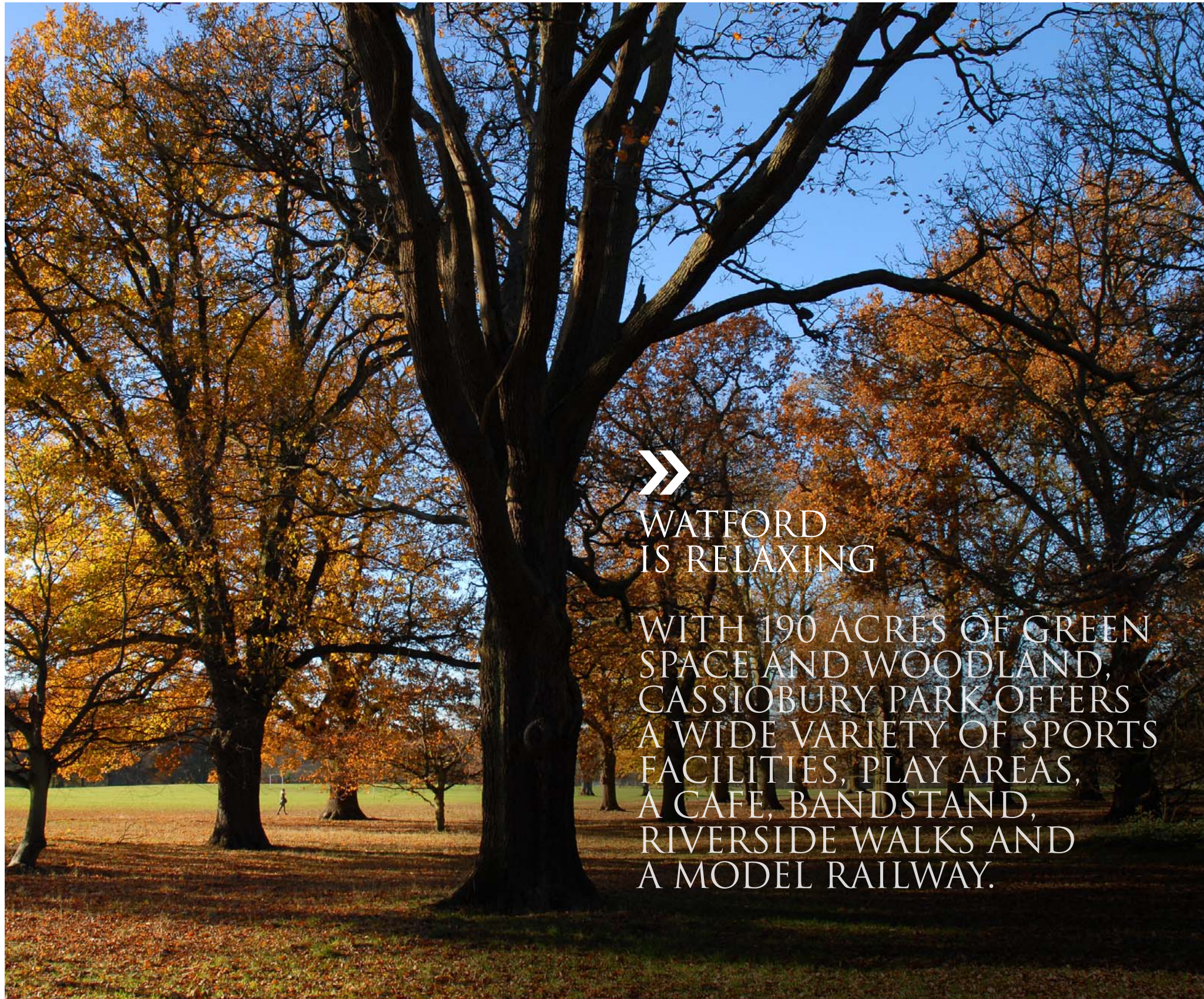




Other local green spaces include:

Whippendell Woods	3 miles
Oxhey Wood	4.5 miles
Bricket Wood	5 miles
Aldenham Country Park	5.5 miles
Bentley Priory Open Space	5.5 miles
Stocker's Lake Nature Resv.	6 miles
Ruislip Woods / Lido	7.5 miles

Golf lovers will find a choice of 11 golf courses within a 6 mile radius.



WATFORD  
IS RELAXING

WITH 190 ACRES OF GREEN  
SPACE AND WOODLAND,  
CASSIOBURY PARK OFFERS  
A WIDE VARIETY OF SPORTS  
FACILITIES, PLAY AREAS,  
A CAFE, BANDSTAND,  
RIVERSIDE WALKS AND  
A MODEL RAILWAY.



WATFORD  
IS EXCITING

WATFORD IS MORE THAN  
A COMMUTER TOWN.  
RESIDENTS CAN ENJOY  
CAFES, RESTAURANTS,  
BARS, MOVIES, SHOPPING,  
SPORTS, CULTURE AND  
LIVE MUSIC VENUES ALL  
WITHIN A SHORT WALK.





1. Elizabeth Fuller School Building (built 1704) sits adjacent to St. Mary's Church which dates back to the 13th century.

2. This sophisticated 'domed' baroque style purpose-built Bank was constructed around 1900.

3. Jackson Jeweller is the oldest house in Watford dating back to the 15th century.

4. The large tudor style building in the heart of town was probably built from materials reclaimed from the demolished Cassiobury House.



## WATFORD IS CHARACTERFUL

WATFORD IS BUILT ON A RICH HERITAGE, WITH 92 NATIONALLY LISTED BUILDINGS OF HISTORICAL SIGNIFICANCE. THE TOWN IS A FASCINATING MIX OF ARCHITECTURAL STYLES THAT SPAN 700 YEARS.



# WATFORD IS AVAILABLE

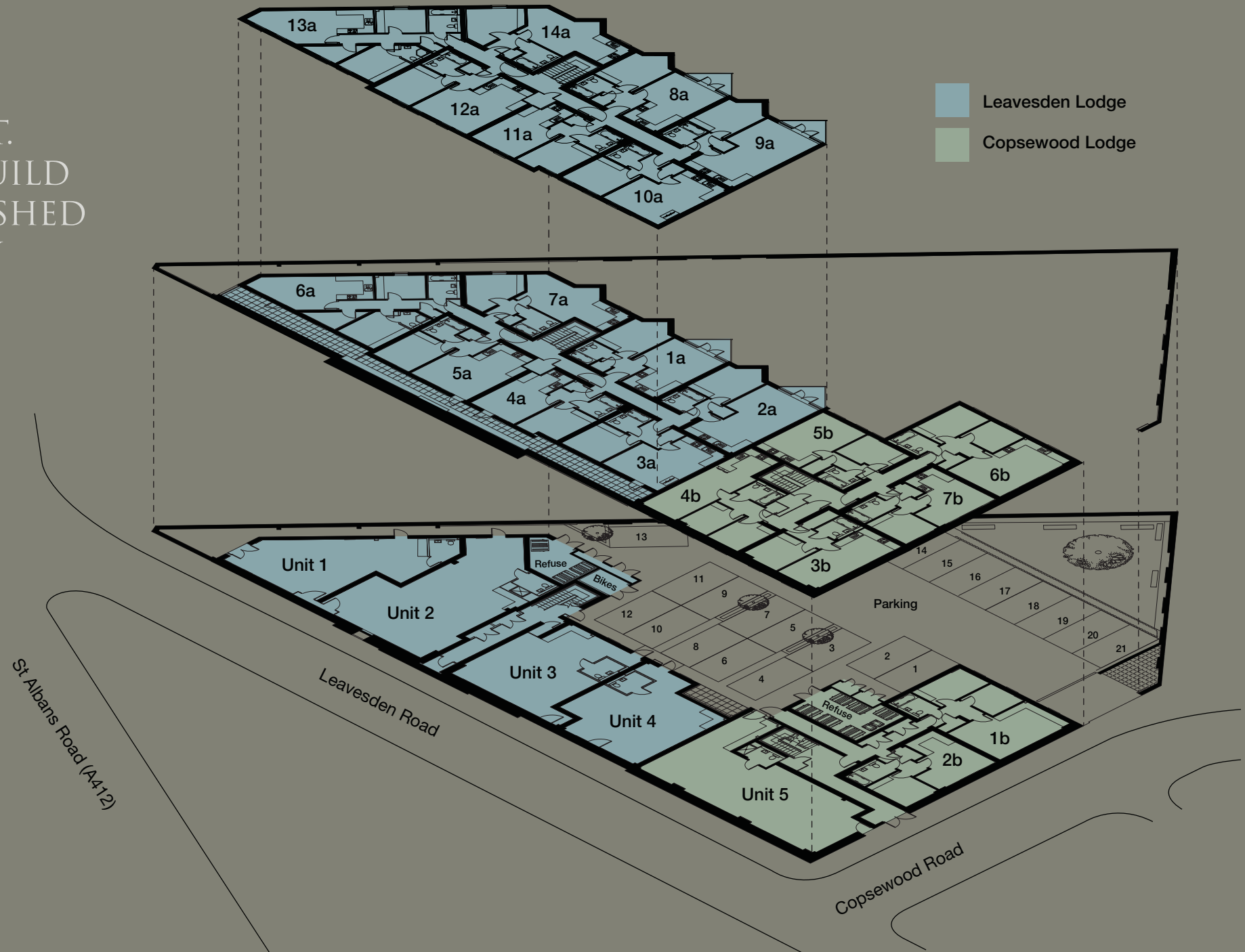
FIRST TIME TO MARKET.  
THESE LUXURY NEW BUILD  
APARTMENTS ARE FINISHED  
TO AN EXCEPTIONALLY  
HIGH STANDARD.

IDEAL FOR FIRST TIME  
BUYERS, DOWNSIZERS  
OR FOR INVESTMENT.

Completion due April 2017

Every apartment is fitted with  
designer German kitchens with  
Bosch appliances. Bathrooms are  
fitted with Porcelanosa tiles, Villeroy  
& Boch basins and Hansgrohe taps.

The gated parking area allows for  
21 cars, a secure bike store  
and landscaped borders.





The Depot Leavesden Road, Watford WD24 5DY



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# SPECIFICATION

## Kitchen

- Individually designed German kitchens
- Block effect work surfaces
- Stainless steel bowl sink unit
- Fully integrated fridge freezer
- Bosch built in gas hob
- Bosch fully integrated dishwasher
- Bosch fully integrated washer dryer \*
- Free standing Bosch washer dryer in AC cupboard
- Stainless steel angled extractor hood
- Recess ceiling LED down lights
- Elegant high quality flooring

## Bathrooms & En-suites

- Villeroy & Boch Floor standing toilets with concealed cistern
- Villeroy & Boch basins with Hansgrohe chrome mixer taps
- Thermostatically controlled Hansgrohe showers
- Kaldewei Steel Enamel bath with Hansgrohe chrome mixer taps
- Elegant Porcelanosa tiles on bathroom walls and floor
- Fitted Villeroy & Boch vanity units
- Heated towel rails
- Mirror cabinet with red light & shaver point
- Recess ceiling LED down lights

## Bedrooms

- TV and data points
- Luxury flooring

## Electrical and Cable

- Wired for TV, Satellite (Sky+ & HD) and Telephone \*\*
- Provision for streaming Sky, media (including music server, visual content) from central location to lounge & master bedroom \*\*\*
- Low voltage LED down lighting and pendant lighting throughout

## Communal areas

- Landscaped communal areas
- External lighting
- Electrically controlled entrance gates
- Secure private surface parking

## Security

- Private Gated Development with electrically controlled entrance gates
- External lighting
- Video entry door security
- CCTV in carpark, entrance areas and corridors

## Other Specifications

- Double glazed windows and doors
- Private external space – terraces and balconies
- Internal wood textured doors
- Bespoke architrave and skirting
- Satin steel ironmongery
- All taps and fittings in chrome
- Colour video door entry system with colour monitor to each flat
- CHECKMATE 10-year warranty

\* In Flat 2 & 9 Leavesden Lodge and flat 1 & 6 Copsewood Lodge

\*\* Subject to future connection by purchaser

\*\*\* Sky box, music server, DVD player, etc. not provided

\*\*\*\* Monitoring requires paid subscription with Third Party Company. This is not provided.

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Mis-descriptions Act 1991. Nor do they constitute a contract or a warranty.





## APARTMENTS:

# 1a/8a

### Master Bed:

3.27m x 3.69m | 10'9" x 12'1"

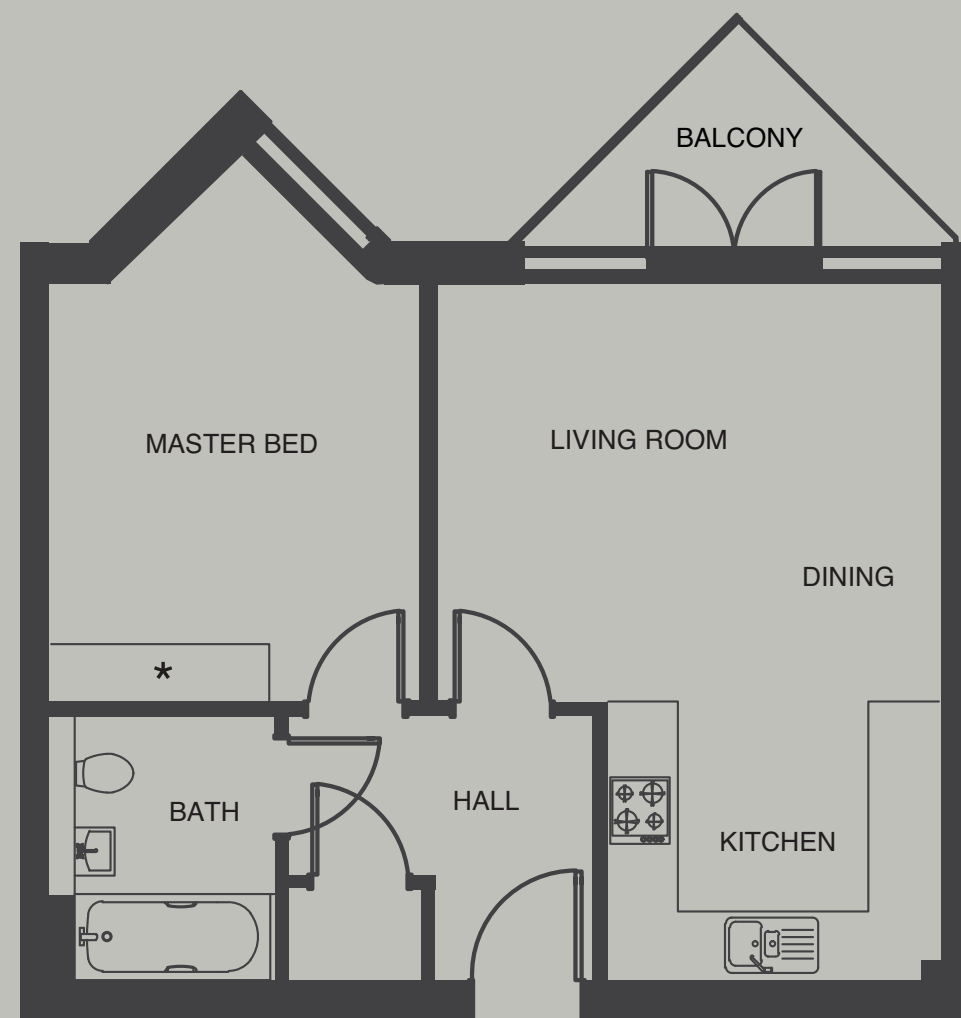
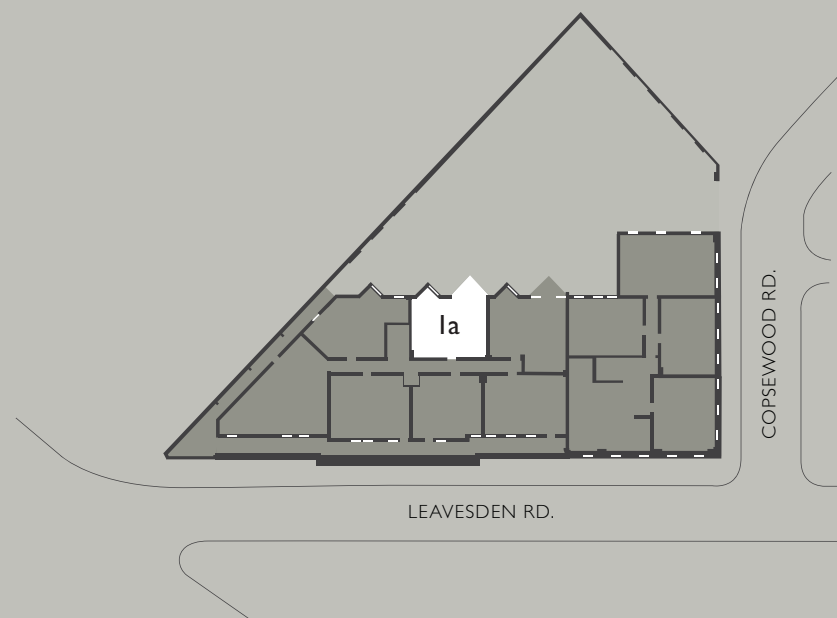
### Bathroom:

2.00m x 2.35m | 6'7" x 7'9"

### KLD:

6.12m x 4.39m | 20'1" x 14'5"

\* Indicative space for wardrobe





APARTMENTS:

# 2a/9a

**Master Bed:**

3.20m x 3.69m | 10'6" x 12'1"

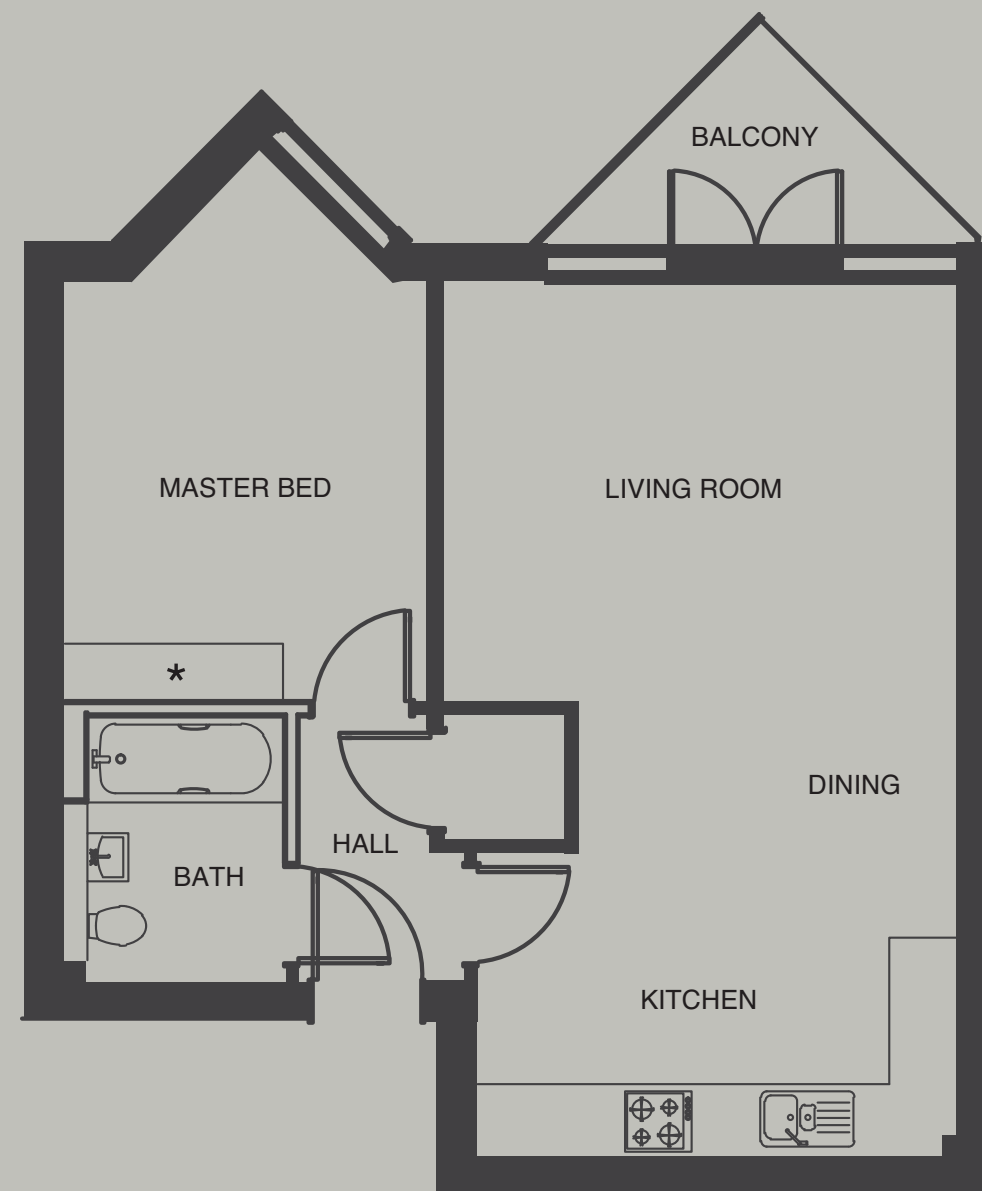
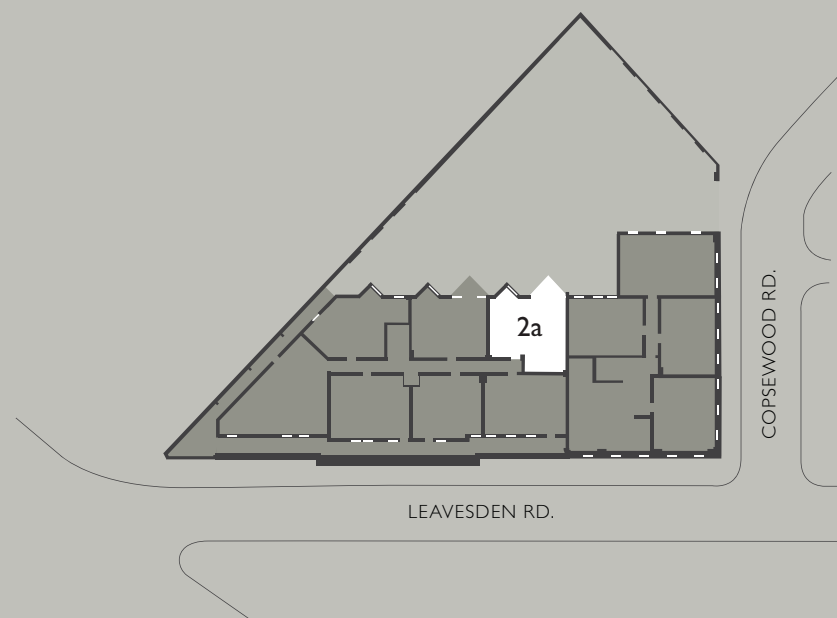
**Bathroom:**

1.97m x 2.35m | 6'5" x 7'9"

**KLD:**

7.63m x 4.53m | 25' x 14'10"

\* Indicative space for wardrobe





APARTMENTS:

# 3a/10a

**Master Bed:**

3.60m x 3.43m | 11'10" x 11'3"

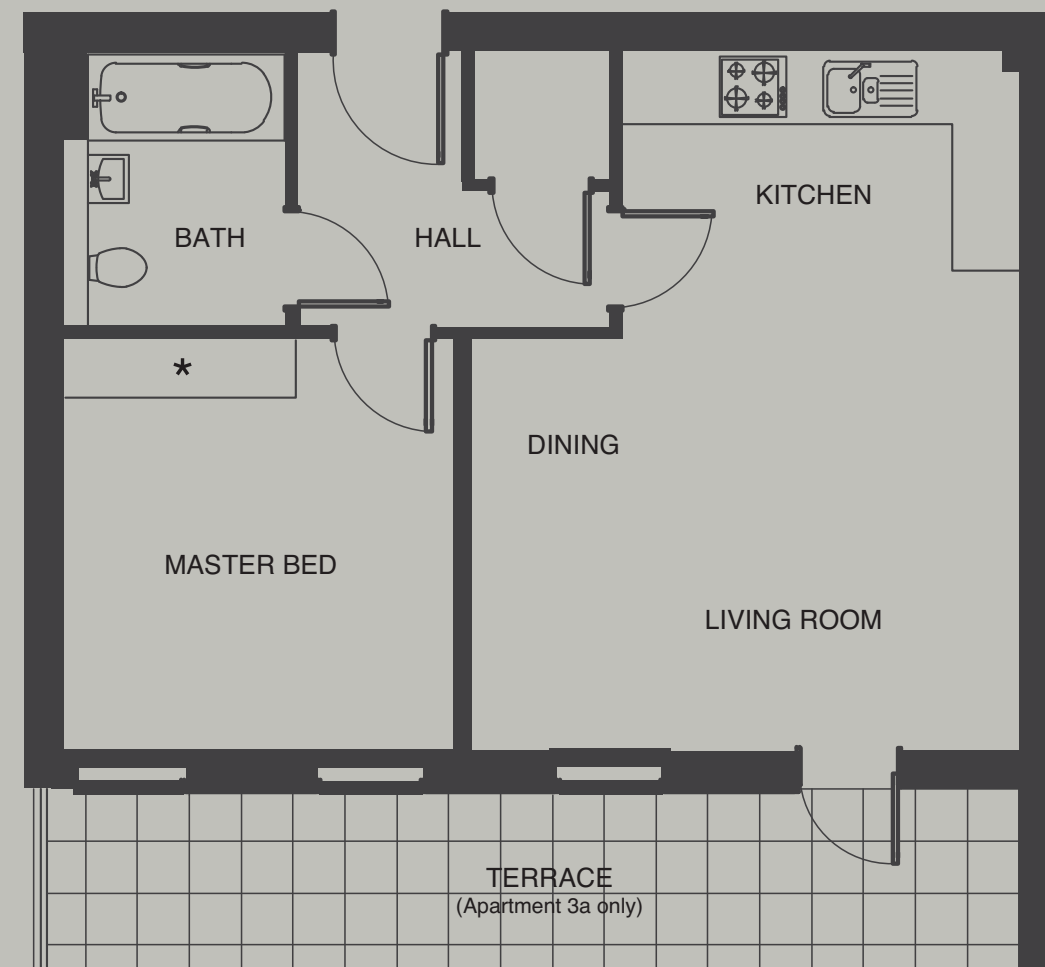
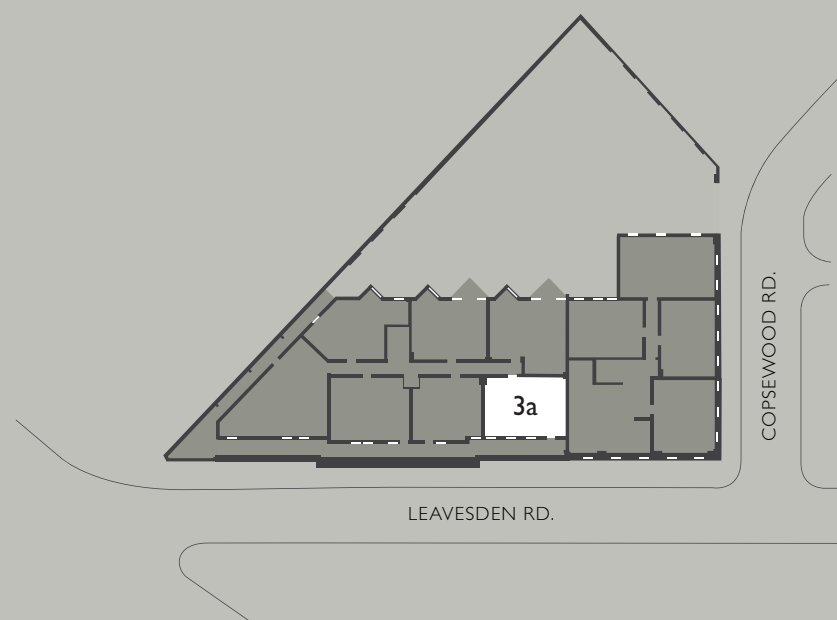
**Bathroom:**

1.97 x 2.42m | 6'5" x 7'11"

**KLD:**

6.09m x 4.85m | 20' x 15'11"

\* Indicative space for wardrobe  
No terrace space to apartment 10a





## APARTMENTS:

# 4a/11a

### Master Bed:

3.19m x 4.05m | 10'6" x 13'4"

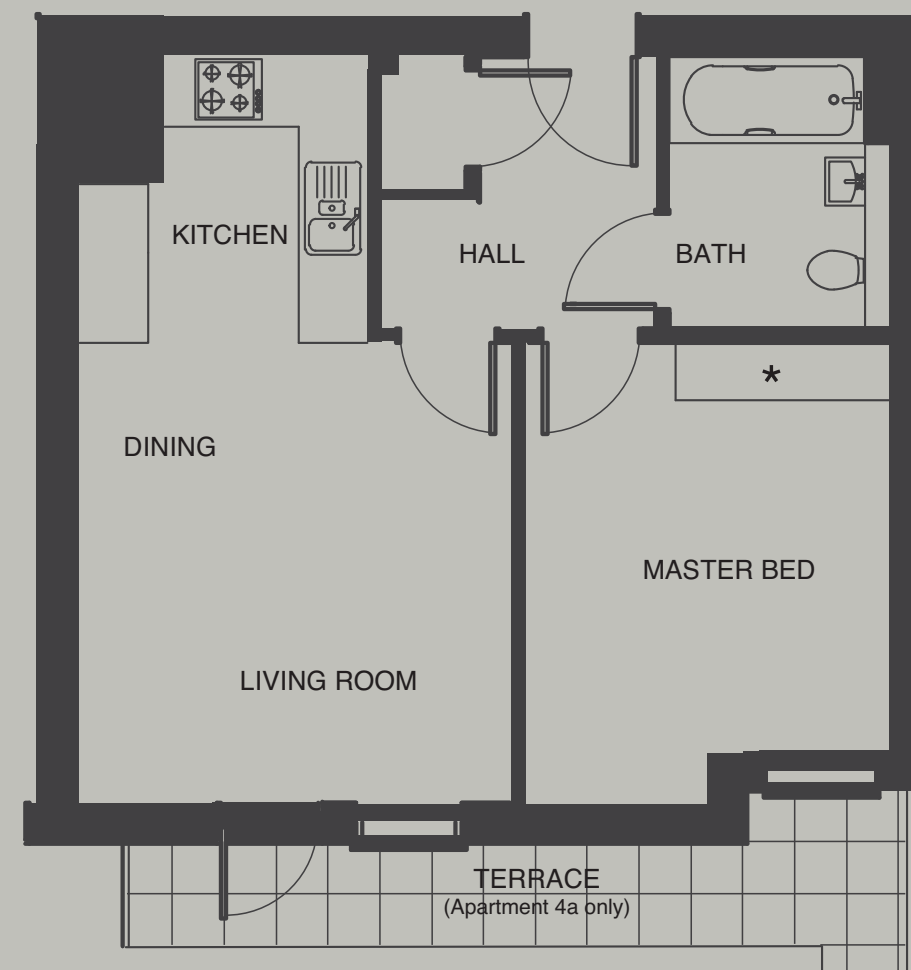
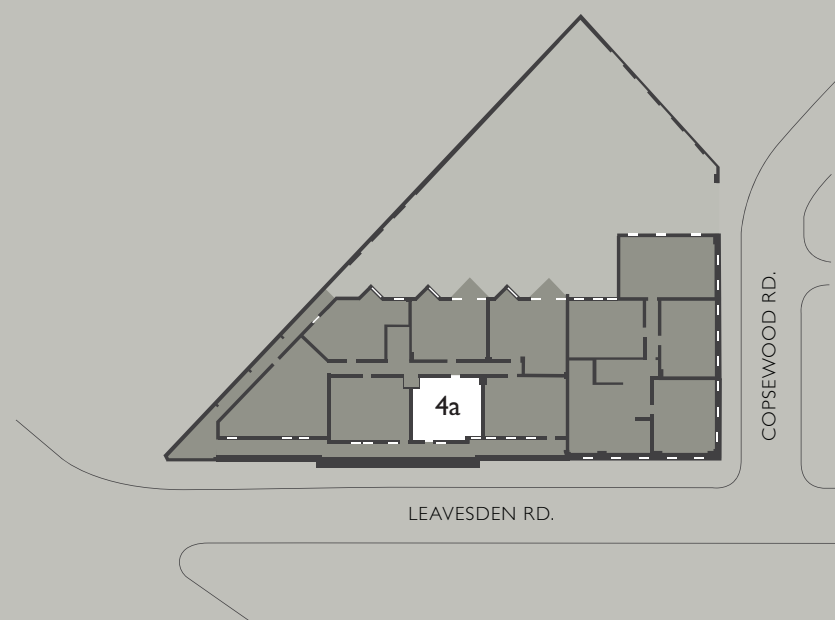
### Bathroom:

1.97m x 2.43m | 6'5" x 7'11"

### KLD:

6.54m x 3.80m | 21'6" x 12'6"

\* Indicative space for wardrobe  
No terrace space to apartment 11a





## APARTMENTS:

# 5a/12a

### Master Bed:

4.05m x 3.18m | 13'4" x 10'5"

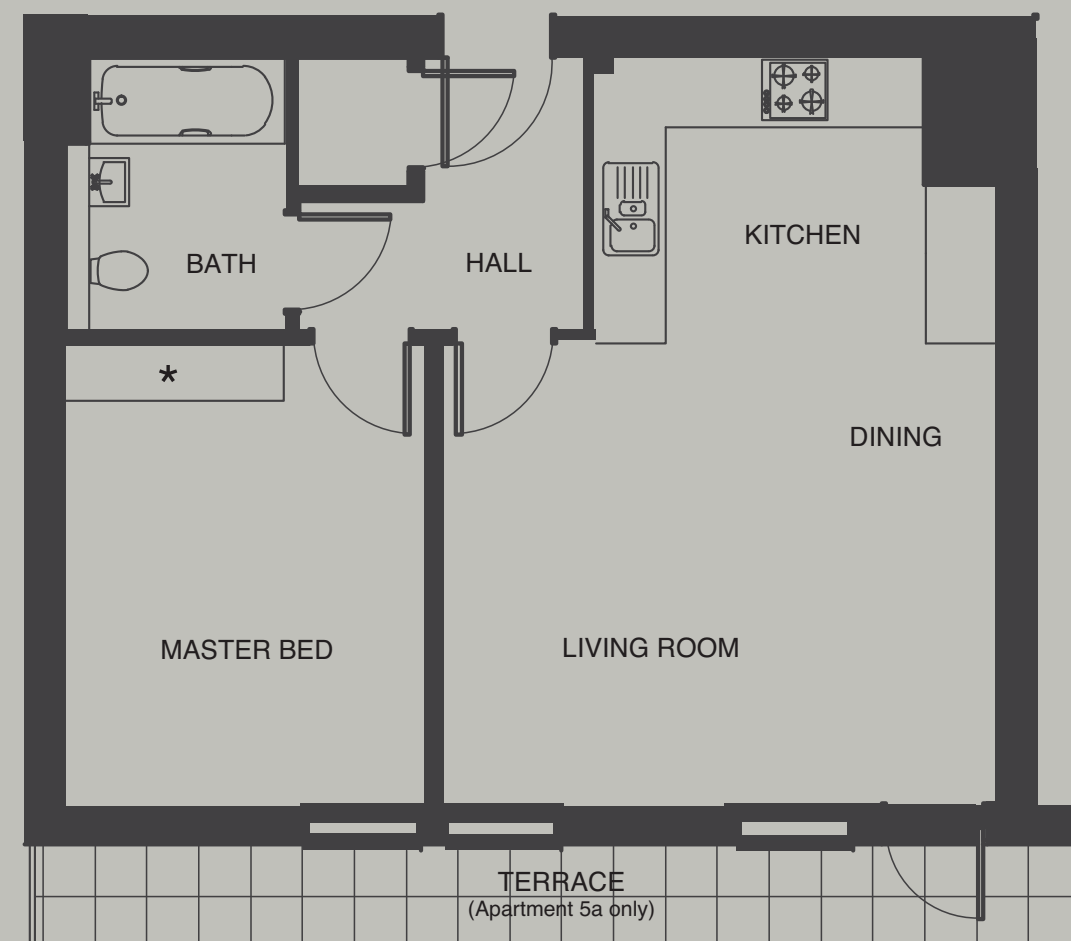
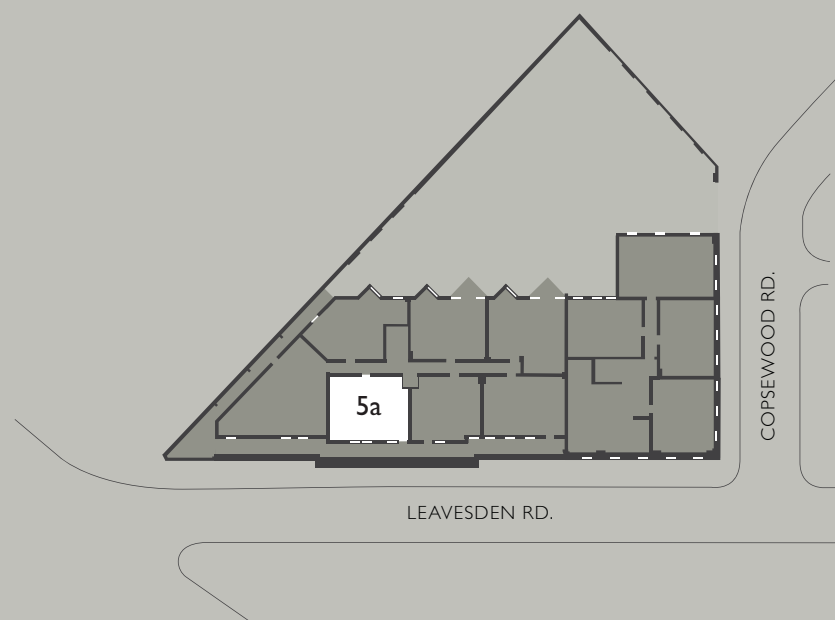
### Bathroom:

1.97m x 2.42m | 6'5" x 7'11"

### KLD:

6.54m x 4.86m | 21'6" x 15'11"

\* Indicative space for wardrobe  
No terrace space to apartment 12a





APARTMENTS:

# 6a/13a

**Master Bed:**

3.23m x 3.33m | 10'7" x 10'11"

**Bathroom:**

2.93m x 2.02m | 9'7" x 6'8"

**Bathroom 2:**

3.09m x 2.93m | 10'2" x 9'7"

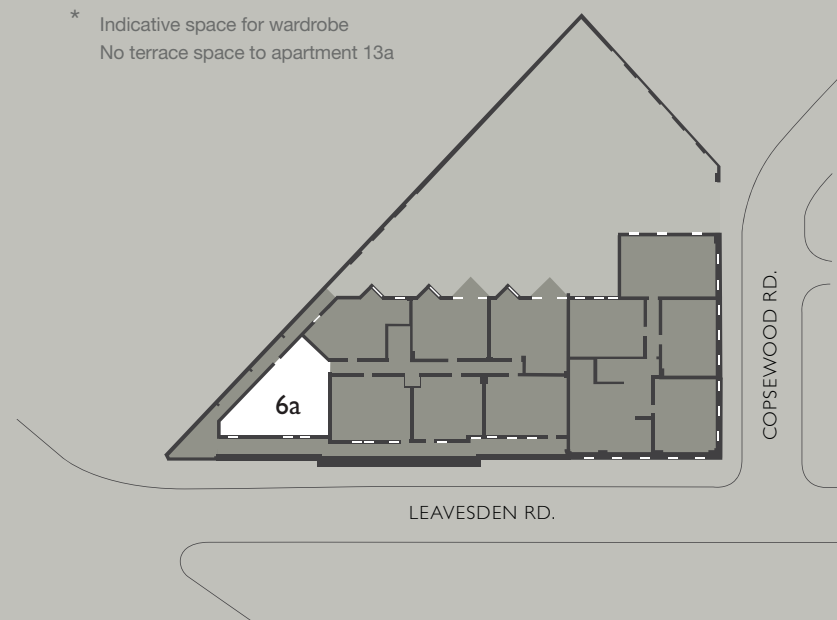
**KLD:**

6.84m x 4.18m | 22'5" x 13'8"

**Study:**

3.24m x 3.11m | 10'8" x 10'2"

\* Indicative space for wardrobe  
No terrace space to apartment 13a





APARTMENTS:

# 7a/14a

**Master Bed:**

3.63m x 4.64m | 11'11" x 15'3"

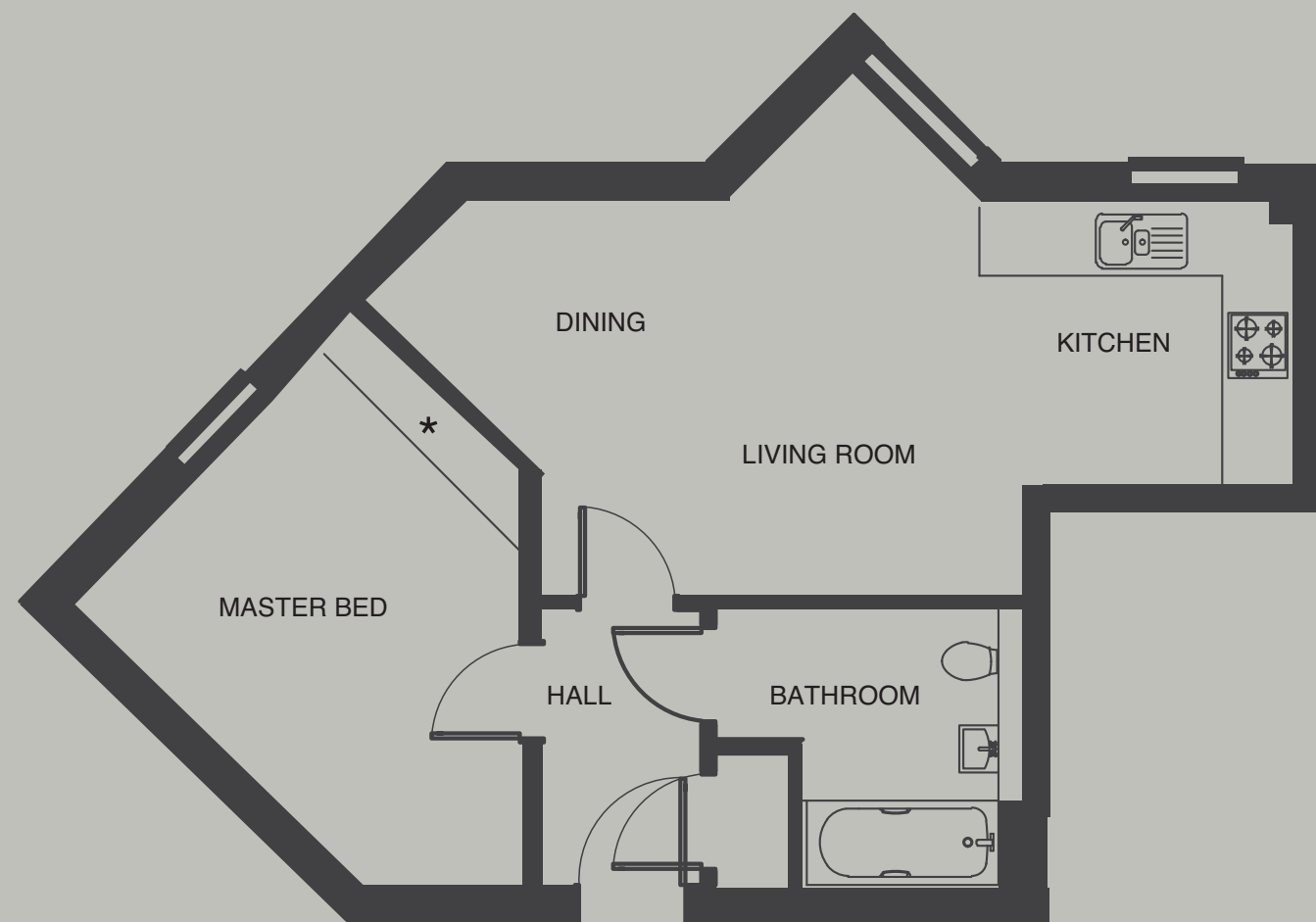
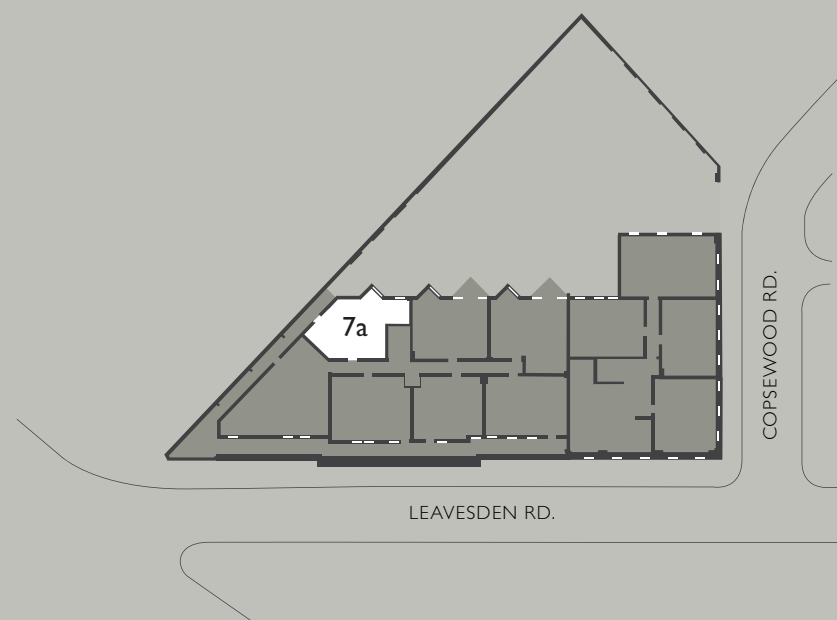
**Bathroom:**

2.50m x 2.77m | 8'2" x 9'1"

**KLD:**

8.26m x 3.54m | 27'1" x 11'8"

\* Indicative space for wardrobe





## APARTMENTS:

# 1b/6b

### Master Bed:

2.66m x 4.23m | 8'9" x 13'11"

### Bathroom:

2.66m x 1.97m | 8'9" x 6'5"

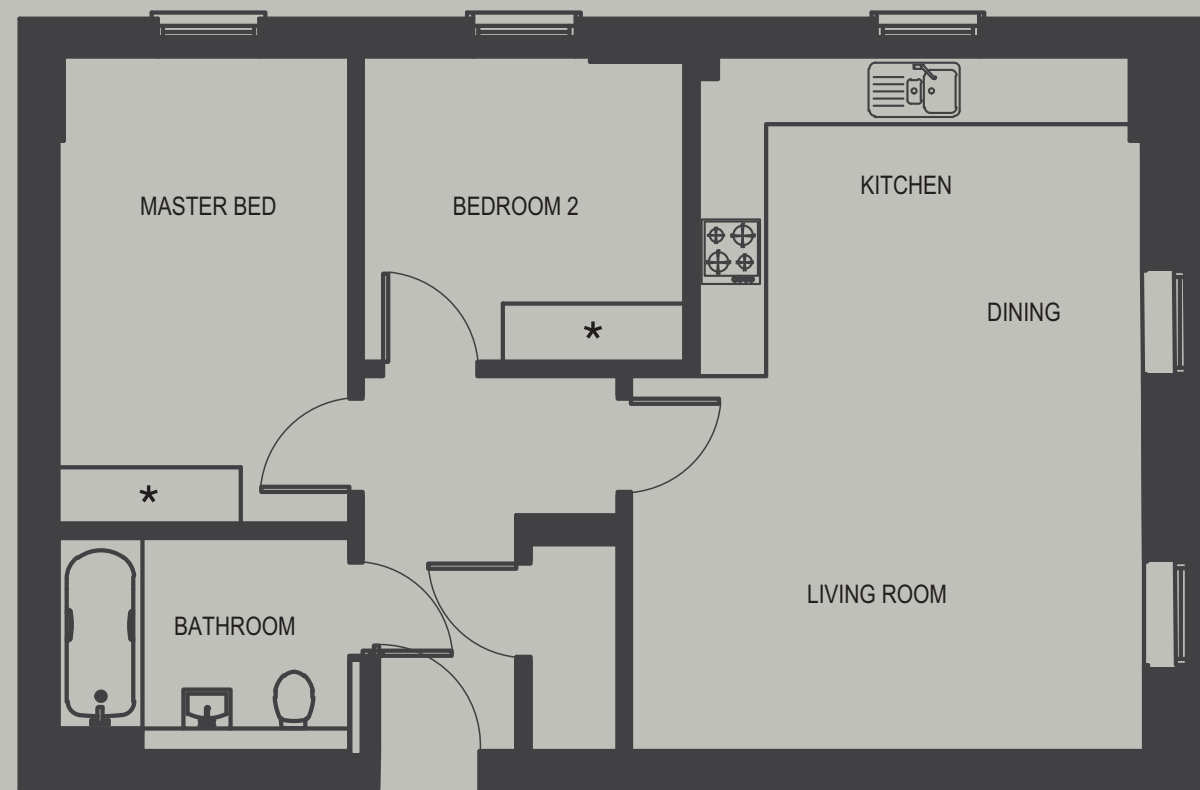
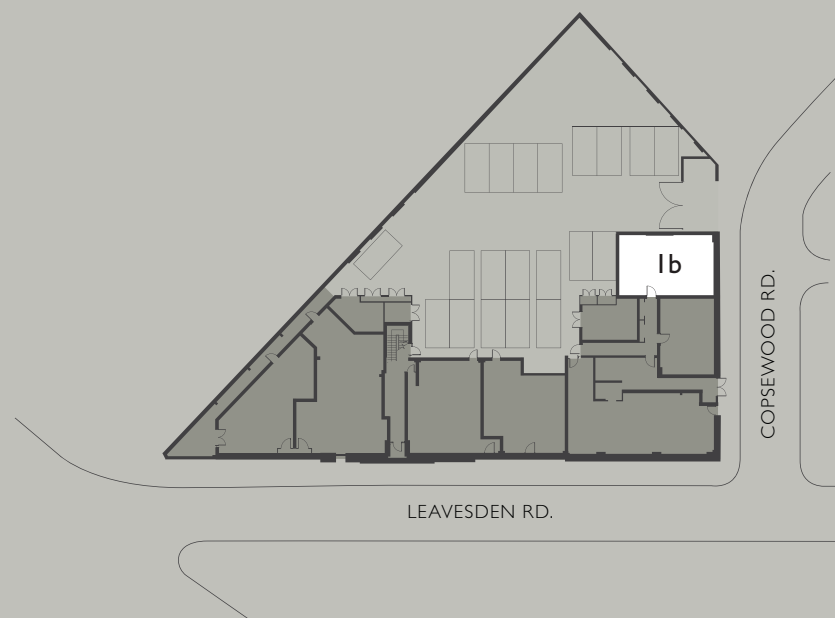
### Bathroom 2:

2.92m x 2.79m | 9'7" x 9'2"

### KLD:

4.64m x 6.27m | 15'3" x 20'7"

\* Indicative space for wardrobe





## APARTMENTS:

# 2b/7b

### Master Bed:

2.90m x 3.53m | 9'6" x 11'7"

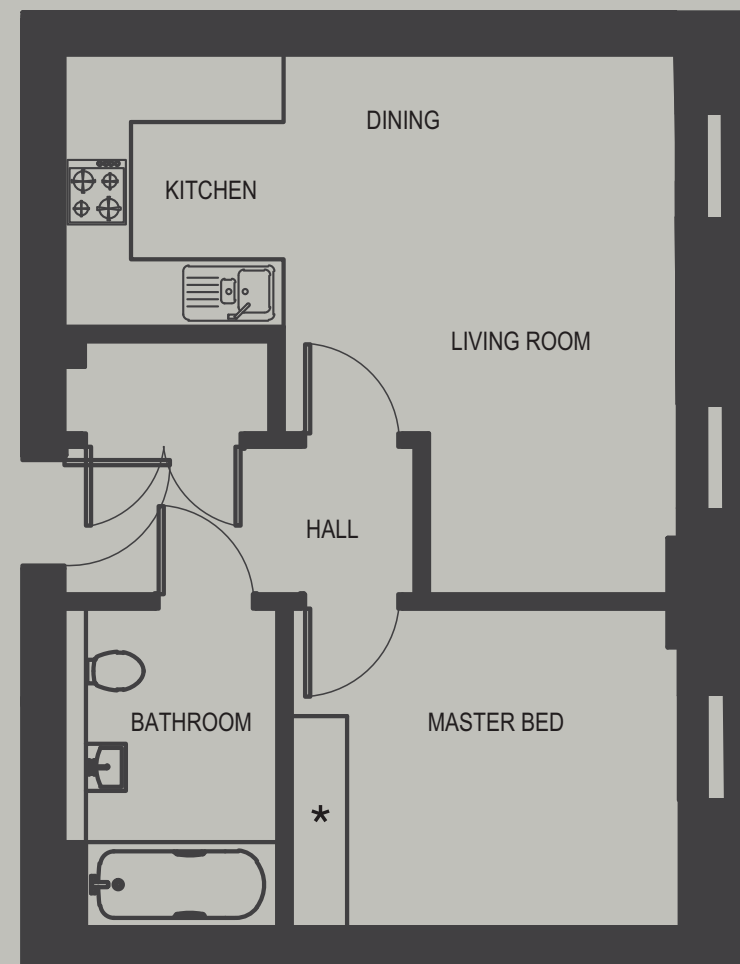
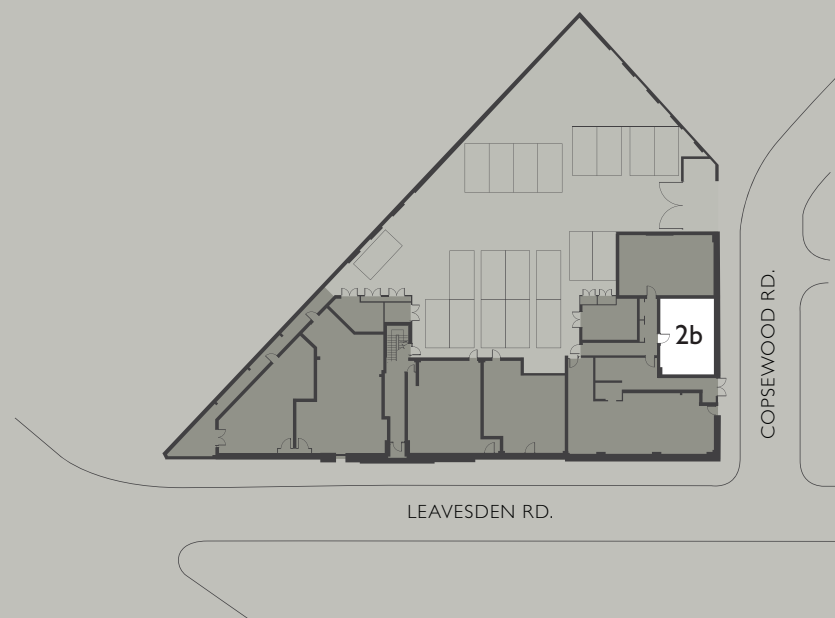
### Bathroom:

2.90m x 1.97m | 9'6" x 6'5"

### KLD:

5.53m x 4.85m | 18'2" x 15'11"

\* Indicative space for wardrobe





APARTMENT:

3b

**Master Bed:**

3.04m x 4.04m | 10' x 13'3"

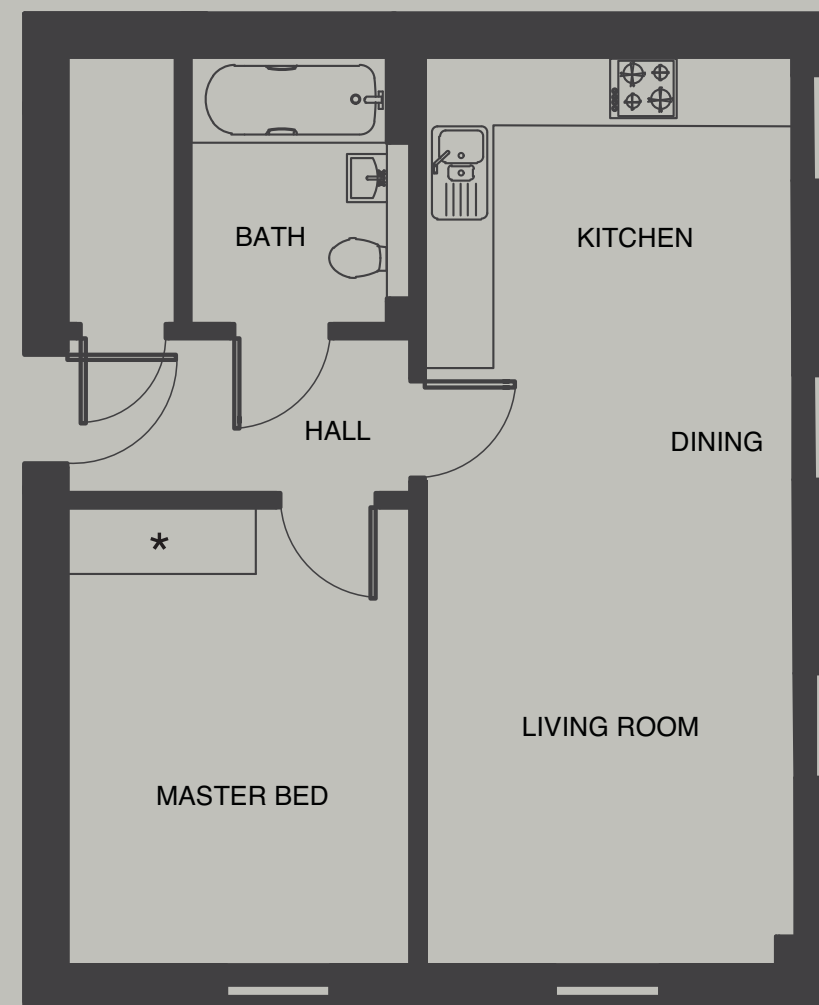
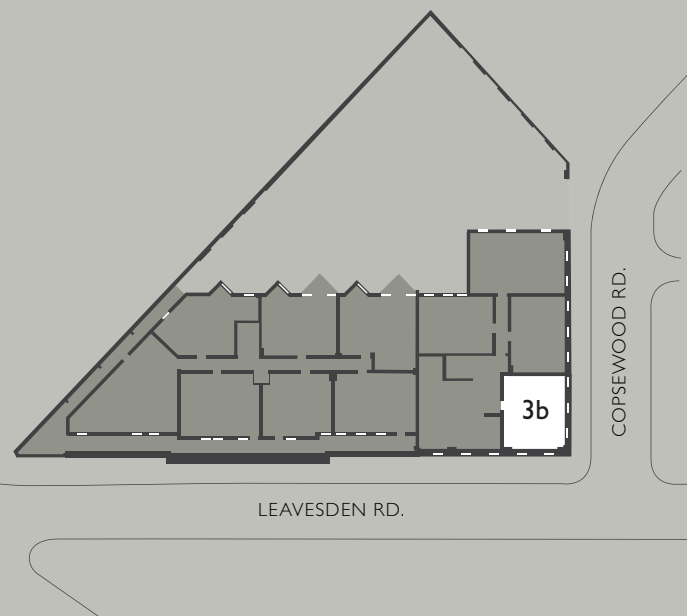
**Bathroom:**

1.97m x 2.38m | 6'5" x 7'10"

**KLD:**

7.96m x 3.29m | 26'1" x 10'9"

\* Indicative space for wardrobe





APARTMENT:

4b

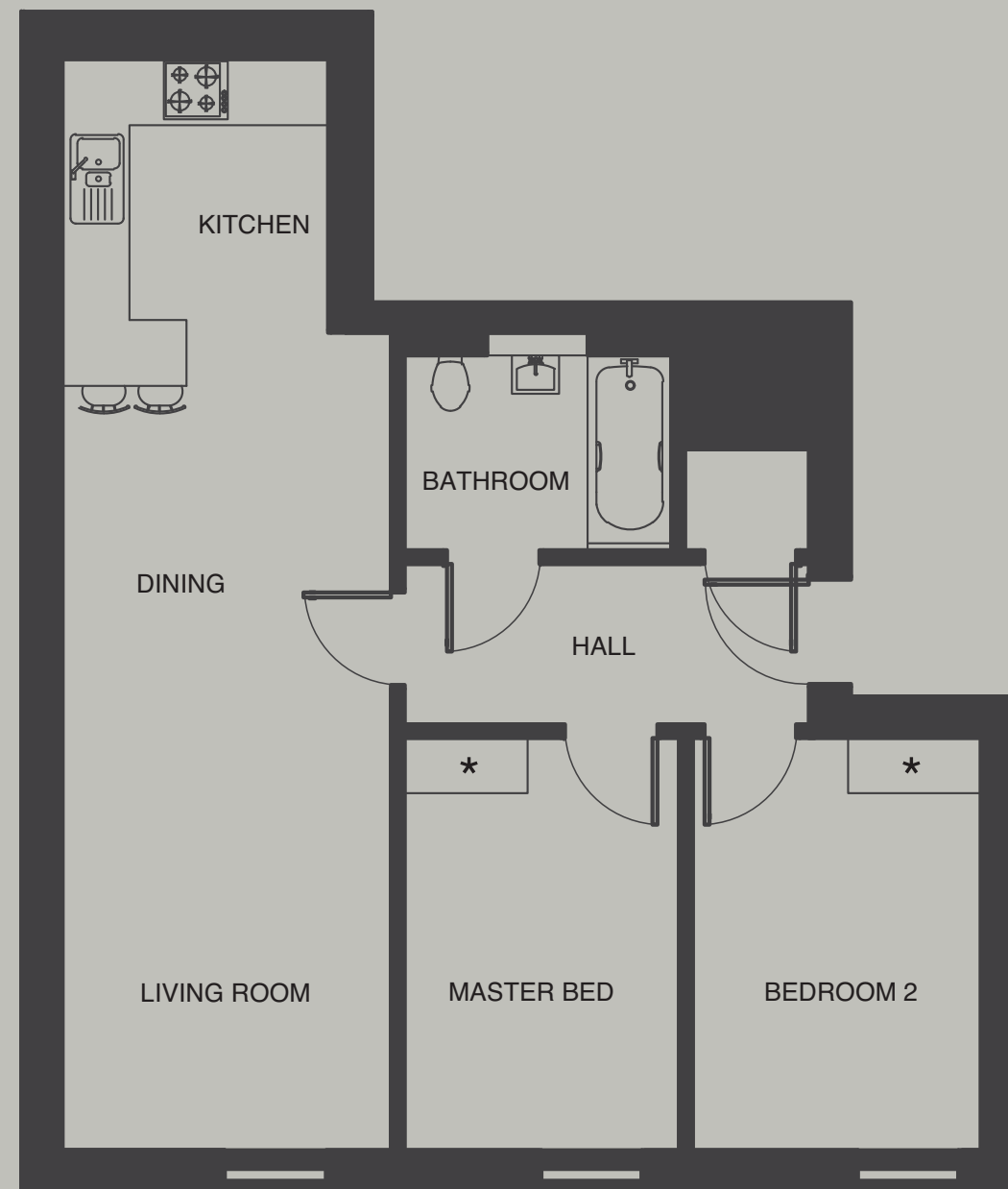
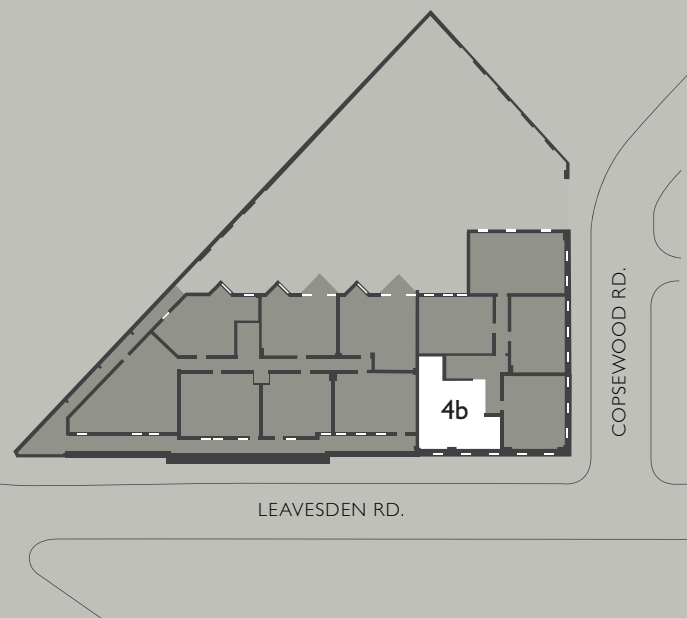
**Master Bed:**  
2.54m x 3.79m | 8'4" x 12'5"

**Bathroom:**  
2.03m x 2.47m | 6'8" x 8'1"

**Bathroom 2:**  
3.80m x 2.67m | 12'6" x 8'9"

**KLD:**  
9.93m x 3.03m | 32'7" x 9'11"

\* Indicative space for wardrobe





APARTMENT:

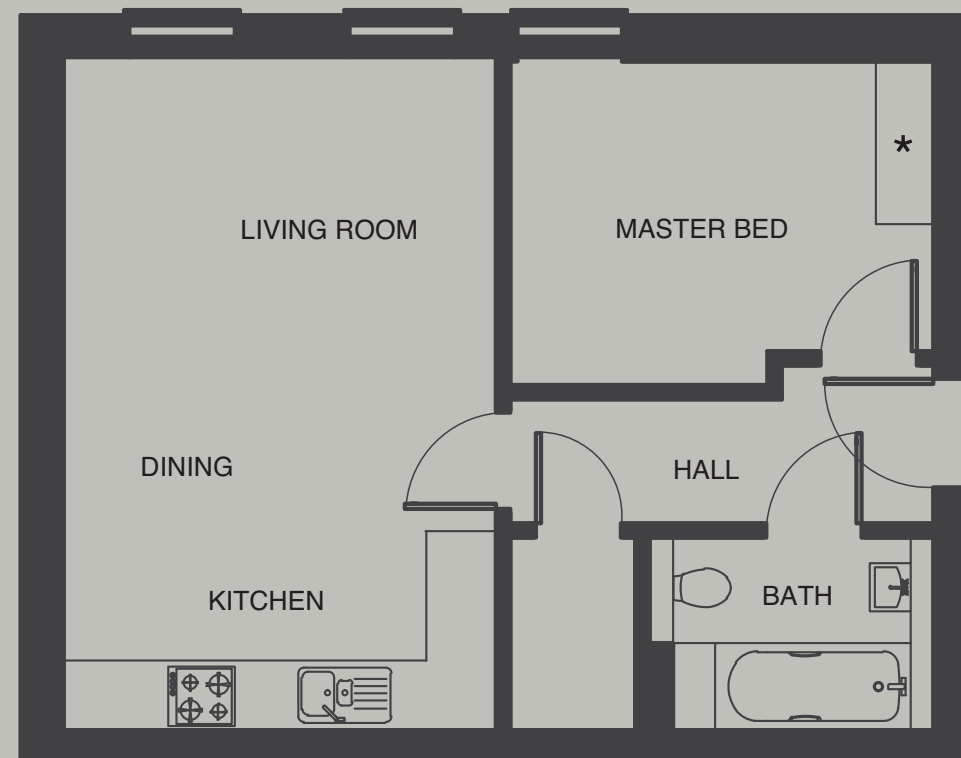
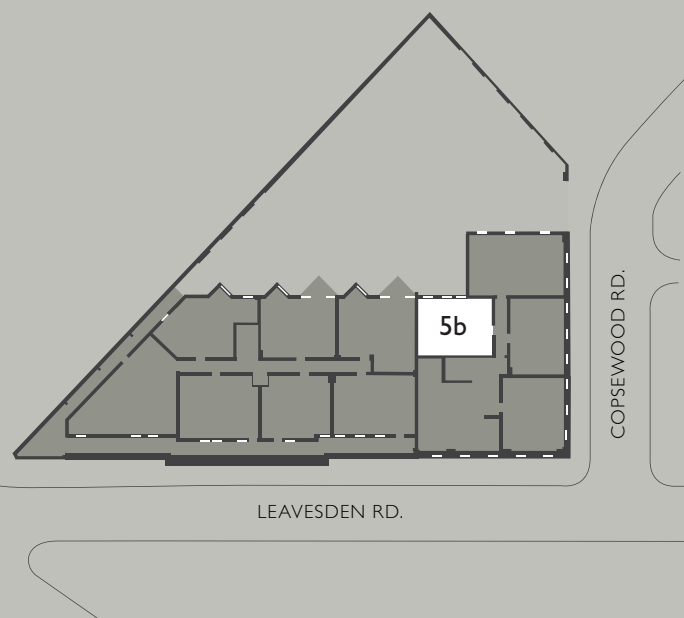
5b

**Master Bed:**  
288m x 374m | 9'5" x 12'3"

**Bathroom:**  
1.73m x 2.53m | 5'8" x 8'4"

**KLD:**  
5.92m x 3.82m | 19'5" x 12'6"

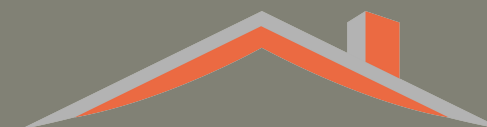
\* Indicative space for wardrobe





**The Depot**  
Leavesden Road  
Watford

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