



**WATFORD**

WD24

WHERE VISION & STYLE  
MEETS A DYNAMIC LOCATION



## DEVELOPMENT OVERVIEW:

London Square Watford blends the best of connected living with an exceptional quality of life in this popular commuter town.

Two miles from the centre of vibrant Watford, excellently connected for London's King's Cross and Euston stations and first class road links, these stylish apartments are perfectly placed.

Relish the bold, contemporary design that delivers enviable open-plan spaces, flexible for whether you are relaxing or working from home.

**Developer:**

London Square Developments Limited

**Location:**

425-455, St Albans Rd,  
Watford WD24 6PR

**Local Authority:**

Watford Borough Council

**Tenure:**

999 Year Leasehold

**Architect:**

Stanford Eatwell Architects Ltd

**Building Insurance:**

Premier Guarantee

**Anticipated Completion**

Q4 2022 - Q1 2023





EVERYTHING ON YOUR DOORSTEP

BY FOOT FROM LONDON SQUARE WATFORD		
 ASDA SUPERMARKET 6 MINUTES	 SAINSBURY'S SUPERMARKET 9 MINUTES	 WATFORD NORTH STATION 9 MINUTES
 STANBOROUGH PARK 11 MINUTES	 WATFORD CENTRAL BUS STATION 12 MINUTES	 THE GYM GROUP WATFORD 13 MINUTES
 MERIDEN PARK 16 MINUTES	 WATFORD HIGH STREET 31 MINUTES	 WATFORD FC 45 MINUTES

BY TRAIN FROM WATFORD NORTH STATION		
London Euston 28 minutes		  
King's Cross 48 minutes		  
London Victoria 52 minutes		 

\*TRAVEL TIMES FROM WATFORD NORTH STATION

DISTANCE TO EDUCATIONAL INSTITUTIONS FROM LONDON SQUARE WATFORD

Stanborough School	The Watford UTC	West Herts College	Lanchester Community Free School	Nascot Wood Junior School	Watford Grammar School for Boys	Watford Grammar School for Girls	Haberdasher's Aske's Boy's School	Haberdasher's Aske's Girl's School	Middlesex University
1.0 mile	1.3 miles	1.6 miles	1.6 miles	1.9 miles	2.1 miles	2.3 miles	4.9 miles	6.4 miles	10.9 miles

Thanks to the good train links to London, Watford is an excellent location for students studying at any of London's many prestigious universities, colleges and Royal Colleges. The University of Westminster's Harrow campus is a 20 minute drive away while the University of Hertfordshire, located in Hatfield, is 30 minutes away and offers a wide range of undergraduate and postgraduate degree courses in subjects including engineering, sports science and law.

FLOOR	PLOTS	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
GROUND	1-5 & 36-42	0	4	8	12
FIRST	6-13 & 43-50	0	4	12	16
SECOND	14-21 & 51-58	0	4	12	16
THIRD	22-29 & 59-66	0	4	12	16
FOURTH	30-35 & 67-72	2	6	4	12
TOTAL	72	2	22	48	72





## WATFORD IS THE HAPPIEST PLACE TO LIVE IN THE EAST OF ENGLAND. (ONS SURVEY 2019) TOP 3% OF AREAS ACROSS ENGLAND.

Watford's superb rail connections make it ideal for commuters and it was recently voted number one commuter location by Zoopla. The ability to travel quickly into the Capital and beyond is one of the major benefits of living at London Square Watford, located half a mile from Watford North. From here, you can take fast and frequent trains direct to London Euston in 28 minutes and King's Cross in 48 minutes. The motorway network is easily accessible, with the M25 only 3 miles away.

## Watford was named the Number 1 Commuter location to London by Zoopla (2020)

### INFORMATION, PAYMENT & SOLICITORS

#### Council Tax:

Tax Band	Value of property	Payment for 2022 to 2023
A	Up to £40,000	£1,356.48
B	£40,001 to £52,000	£1,582.55
C	£52,001 to £68,000	£1,808.63
D	£68,001 to £88,000	£2,034.72
E	£88,001 to £120,000	£2,486.89
F	£120,001 to £160,000	£2,939.04
G	£160,001 to £320,000	£3,391.20
H	over £320,001	£4,069.44

Source: Watford Borough Council ([www.watford.gov.uk](http://www.watford.gov.uk))  
(Council Tax charges for 1st April 2022 to 31st March 2023)

#### Loan To Value Mortgage Scheme:

Under the mortgage guarantee scheme, those looking to buy a property with a 5% deposit will be able to apply for a 95% loan-to-value (LTV) mortgage deal with participating lenders. The scheme is available on properties costing a maximum of £600,000.

**Stamp Duty Land Tax (SDLT):** The current rates of SDLT for single and additional residential property purchases are:

Band	First/single purchase SDLT rates	Second home and buy to let properties SDLT rates	Non-UK residents SDLT rates
£125k - £250k	0%	3%	5%
£250k - £925k	5%	8%	10%
£925k - £1.5m	10%	13%	15%
£1.5m +	12%	15%	17%

Source: [www.gov.uk/stamp-duty-land-tax-rates](http://www.gov.uk/stamp-duty-land-tax-rates) Correct at time of issue (October 2022). You should check applicable rates at the time of purchase with your solicitor.

Residential dwellings costing more than 500,000 purchased through a corporate body are charged 15%. Note: Non-residents may be subject to Capital Gains Tax on the gains they make from disposing residential properties. Please ensure you seek advice from your local accountants / tax advisors as every purchaser's circumstances are different.

#### Documents Required for Exchange of Contracts:

- Original current passport or driving license
- Two current utility bill copies (not mobile phone) and one bank statement copy showing every buyer's name and home address – these items to be less than three months old
- In addition your solicitor will require written evidence of the source of your deposit monies accumulating in your account

Original or certified copies required for all buyers. Information provided must match the details given on the reservation agreement.

#### Payment Terms:

1. A booking deposit of 2,500 is payable upon reservation.
2. A deposit of 10% of purchase price is payable on exchange of contracts, 21 days from reservation.
3. The balance of 90% of the purchase price will be payable upon legal completion.

#### Vendors Solicitor:

Child & Child Solicitors  
Andrew Li

DDI: +44 (0)20 72011852  
Mob: +44 (0)7757 796876  
Office: +44 (0)20 7235 8000  
Email: [AndrewLi@childandchild.co.uk](mailto:AndrewLi@childandchild.co.uk)  
Website: [www.childandchild.co.uk](http://www.childandchild.co.uk)  
Address: 21 Grosvenor Place, London SW1X 7HN  
DX: 2325 Victoria

#### Recommended Buyers Solicitor:

Lyons Bowe Solicitors  
Sarah Evans, née Sinkins  
DDI: +44 (0)1174 503090  
Office: +44 (0)1179 721261  
Fax: +44 (0)1179 723228  
Email: [sarah.evans@lyonsbowe.co.uk](mailto:sarah.evans@lyonsbowe.co.uk)  
Website: [www.lyonsbowe.co.uk](http://www.lyonsbowe.co.uk)  
Address: 319 Wells Road, Bristol BS4 2QD

#### Recommended Buyers Solicitor:

Dutton Gregory Solicitors  
Gareth Fullbrook  
DDI: +44 (0)1962 624403  
Mob: +44 (0)7840 047550  
Office: +44 (0)23 8022 1344  
Email: [G.Fullbrook@duttongregory.co.uk](mailto:G.Fullbrook@duttongregory.co.uk)  
Website: [www.lyonsbowe.co.uk](http://www.lyonsbowe.co.uk)  
Address: Concept House, 6 Stonecroft Rise, Chandler's Ford, Hampshire SO53 3LD  
DX: 45953 Chandler's Ford

**DISCLAIMER:** This document is intended to provide an indication of the general style of our development and apartment types. London Square operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. All details are correct at the time of going to press, October 2022.