

# THE ARCHES

ESTD WATFORD 2020

READY TO  
MOVE IN NOW



## A perfect place to make a home

Welcome to The Arches, a collection of 92 suites, one and two bedroom apartments located moments away from Bushey in Hertfordshire, offering easy access into London Euston within 19 minutes.

Delivered by St William, part of the Berkeley Group, these new homes provide contemporary interiors and highly-desirable outside space, with private balconies or terraces to each apartment. Residents also enjoy exclusive access to landscaped grounds and gardens.



**St William**  
Designed for life



## The Development:

- 8 minute-walk to Bushey Rail Station
- Just 92 contemporary new homes with two beautifully landscaped podium gardens; Finch Gardens and Heritage Gardens
- Balcony or terraces to every apartment and private parking for residents
- Exclusive access to landscaped grounds and gardens with Wi-Fi
- Lidl supermarket located next to development

APARTMENT MIX	NUMBER OF APARTMENTS	SIZE (SQ FT)
SUITES	4	433
ONE BEDROOM	27	465 - 656
TWO BEDROOM	61	670 - 871

## The Developer

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'.

The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe. Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.



### LOCATION

Watford, Hertfordshire

### LOCAL AUTHORITY

Watford Borough Council

### TENURE

999-year lease

### ARCHITECTS

Stockwool LLP

### LANDSCAPE ARCHITECTS

Charnwood Landscape Design

### WARRANTY

10 years with LABC Warranty

### PARKING

88 parking spaces, (69 undercroft, 9 electric charging points and 5 disabled spaces)





## The Location

- The leafy town of Bushey is home to many independent shops and restaurants, whilst Watford boasts major shops and amenities on the High Street.
- For an evening of culture or entertainment, visit the Watford Palace Theatre or Colosseum to watch an array of theatre plays, comedy acts and live music events
- Just a five-minute drive from The Arches, David Lloyd health club features a state-of-the-art gym and luxury spa.
- Visit The Grove to play one of the UK's most prestigious golf courses, dine in one of their elegant restaurants or even choose a picnic hamper.
- Twelve of Watford's parks have been awarded Green Flag status, an award given to the best parks in the country.

## Education

- Less than a third of a mile from The Arches is popular Bushey and Oxhey Infant School, Ofsted rated 'Good'.
- For older children, Watford's secondary education is famously excellent, including Ofsted rated 'Outstanding' Watford Grammar School for Girls and Watford Grammar School for Boys.
- For further education, West Herts College is rated Gold for Teaching Excellence and just a short walk from London Euston lies internationally renowned UCL, the capital's leading interdisciplinary university.



## Connections

### ROAD from The Arches

M1 JUNCTION 5	5 MINS
M25 JUNCTION 19	12 MINS
LUTON AIRPORT	24 MINS
HEATHROW AIRPORT	31 MINS
STANSTED AIRPORT	55 MINS
GATWICK AIRPORT	1 HR 10 MINS

### NATIONAL RAIL from Bushey Station

WATFORD JUNCTION	3 MINS
HARROW & WEALDSTONE	10 MINS
EUSTON	19 MINS
TRING	25 MINS
ST PANCRAS INTERNATIONAL	36 MINS
MILTON KEYNES	49 MINS
BIRMINGHAM NEW ST	1 HR 15 MINS

### OVERGROUND from Watford Junction

WEMBLEY CENTRAL	24 MINS
WILLESDEN JUNCTION	31 MINS
QUEENS PARK	36 MINS
KILBURN HIGH ROAD	38 MINS
SOUTH HAMPSTEAD	40 MINS
EUSTON	47 MINS



#### GROUND RENT

- Studios - £250
- 1 beds - £280
- 2 beds - £350

Please note – For customers using Help to Buy and completing from the 1st April 2021 a peppercorn ground rent will be applicable.

#### SERVICE CHARGE

- £2.35 p/sq ft per annum

#### DEPOSIT & RESERVATION TERMS

- £2,500 reservation fee
- 10% deposit on exchange of contract, balance on completion

#### HELP TO BUY PAYMENT TERMS

- £500 reservation fee
- 5% deposit on exchange of contract, balance on completion



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**St William**  
Designed for life

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Group  
Proud to be a member of the  
Berkeley Group of companies

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Prices correct at time of print. Computer generated images of The Arches are indicative only. Travel times taken from Google Maps, National Rail and TFL. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 17/00593/FULM. Borough/council issuing permission: Watford Borough Council. Acquiring interest: 999 year leasehold interest from May 2017