THE EXCHANGE WATFORD



A NEW VISION FOR WATFORD

The Exchange is a sophisticated collection of studios, 1, 2 and 3 bedroom apartments in a series of striking contemporary buildings, all finished to the premium Berkeley standard. It is also home to state-of-the-art residents' amenities, so you can enjoy hotel-style facilities on your doorstep.

Union Court and Dart House are now available to buy here, offering a smart investment in an area of exciting growth, and a fantastic lifestyle where you can easily connect with city, culture and countryside.

Berkeley
Designed for life

BRINGING THE BEST OF CITY LIVING TO WATFORD

Ideally located just outside of London, The Exchange has all the benefits of city living combined with easy access to countryside tranquillity and village charm. Watford itself is a thriving town with an active social scene, from high street shops to independent bars and restaurants.

This development is 4 minutes' walk from Watford Junction Station, providing fast connections into central London in just 16 minutes. Watford also benefits from many beautiful parks and green spaces, including the 190-acre Cassiobury Park, stretching from the town centre out to woodland and countryside.

BY TRAIN FROM WATFORD JUNCTION

- WEMBLEY CENTRAL
  11 mins, 16.5km
- LONDON EUSTON
  16 mins, 26.9km
- KING'S CROSS & ST PANCRAS
  23 mins (1 change)*, 27.2km
  EUROSTAR™
- SHEPHERD'S BUSH (Westfield)
  28 mins, 21km
- LONDON VICTORIA
  29 mins (1 change)*, 28.5km
- BANK
  30 mins (1 change)*, 30.8km
- CANARY WHARF
  44 mins (2 changes)*, 35.8km
- BIRMINGHAM NEW STREET
  1 hr 8 mins, 151km

BY CAR FROM THE EXCHANGE

- THE GROVE HOTEL & SPA
  9 mins, 3.5 km
- M1
  10 mins, 4 km
- WARNER BROS. STUDIO TOUR
  10 mins, 4 km
- M25
  12 mins, 8 km
- LUTON AIRPORT
  28 mins, 29.2 km
- HEATHROW AIRPORT
  30 mins, 32.5 km
- STANSTED AIRPORT
  55 mins, 75.6 km

BY BUS FROM THE EXCHANGE

- WATFORD MARKET STREET
  7 mins, 1.7km
- NORTH WATFORD
  8 mins, 1.3km
- WARNER BROS. STUDIO TOUR
  14 mins, 4.1km
- OXHEY PARK
  20 mins, 3.3km
- CHISWELL GREEN
  22 mins, 7.7km
- ST ALBANS
  25 mins, 10.8km
- THE GROVE HOTEL & SPA
  30 mins, 3.7km

BY FOOT OR BY BIKE FROM THE EXCHANGE

- WATFORD JUNCTION
  4 mins on foot, 0.5 km
- WATFORD TOWN CENTRE
  17 mins on foot, 1.3 km
- HARLEQUIN SHOPPING CENTRE
  22 mins on foot, 1.6 km
- CASSIOBURY PARK
  7 mins by bike, 1.8 km
- WARNER BROS. STUDIO TOUR
  14 mins by bike, 3.4 km



CONNECTIVITY FROM LONDON EUSTON

King's Cross St Pancras	1 min
Oxford Circus	2 mins
Bond Street	7 mins
Paddington	20 mins
Bank	10 mins
Farringdon	11 mins



Times and distances are approximate. Fastest journey times shown. Sources: Google Maps and nationalrail.co.uk. *Times based on changing trains at London Euston.



A PRIME INVESTMENT DESTINATION

HOUSE PRICE GROWTH FORECAST FROM 2024-2028

Prime property in Outer London	2024	2025	2026	2027	2028
Average forecast from JLL, Savills and Knight Frank	-0.7%	2.8%	4.0%	4.5%	4.8%

Source: Average of JLL Residential Property Forecast (London), Knight Frank House Price Forecasts (POL) and Savills Prime House Price (Outer Prime London)

RENTAL PRICE GROWTH FORECAST FROM 2024-2028

Prime property in Outer London	2024	2025	2026	2027	2028
Average forecast from JLL, Savills and Knight Frank	4%	7.7%	2.8%	2.8%	2.7%

Source: Average of Savills Prime Commuter Zone Rental Forecast, JLL Residential Property Forecast (London) and Knight Frank Rental Market Forecasts (POL)

WHY INVEST IN WATFORD?

The town is rebuilding itself as a shopping, leisure and culture destination, with investment running to

£1.5BN

OVER THE NEXT 10-15 YEARS.

Source: Watford BID Business Plan 2021-2026

7%

POPULATION GROWTH FORECAST OVER THE NEXT 10 YEARS.

Source: Dataloft, GLA 2023

16.4%

PREDICTED PRICE GROWTH FOR PRIME PROPERTY IN OUTER LONDON 2024-28.

Source: Average of JLL Residential Property Forecast (London), Knight Frank House Price Forecasts (POL) and Savills Prime House Price (Outer Prime London)

UP TO

5.3%

PRICE GROWTH IN THE LAST 4 YEARS.

As local regeneration takes place and popularity increases, Watford has greatly outperformed London price growth.

Source: Dataloft, Land Registry 2024

Major expansion project underway at Warner Bros. Studios Leavesden

ADDING 10 NEW SOUND STAGES AND 400,000 SQ FT OF PRODUCTION AND SUPPORT SPACE.

Source: www.wbsl.com/studios/2023/09/22/expansion-plan-for-warner-bros-studios-leavesden


Watford Market


Warner Bros. Studios Tour



KPMG


The Florist



Harlequin Shopping Centre

KEY FACTS

Watford #1 in 2024 UK Vitality Index as the best place to live and work outside London

Source: LSH UK Vitality Index

Homes ready to move into now

Over 1 million jobs within a 30 minute radius via public transport

Source: BRES 2022

0.3 miles/0.5km to Watford Junction
10 trains an hour to London Euston

DESIGNED FOR CONTEMPORARY LIVING

6.2 acre site

1,266 high quality new homes across The Exchange

Range of studios, 1, 2 and 3 bedroom apartments

Residents' roof and podium gardens

1.6 acres of landscaped squares and public open space

Residents' facilities including a fully equipped gym, screening room and 24-hour concierge

203 parking spaces and 41 electric vehicle charging points

Commercial and retail facilities including cafés, retail, leisure facilities and children's play areas (Completion from 2025)

Sustainability features such as rainwater harvesting and Net Biodiversity Gain

Residents' business lounge for remote working and meetings


Podium Garden


Gym


Business Lounge


Concierge

THE DEVELOPER

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service including the 2008 and 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service. All Berkeley developments are designed to permanently enhance the neighbourhood in which they are located through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

LOCATION

Penn Road, Watford WD24 4BY

LOCAL AUTHORITY

Watford Borough Council

TENURE

999 year lease

ARCHITECTS

A&Q Partnership

LANDSCAPE DESIGN

Fabrik

BUILDING INSURANCE

10-year build warranty

ESTIMATED COMPLETION

Union Court: Homes ready to move into
Dart House: September 2027

PARKING

Car parking space available for purchase on selected plots upon reservation and subject to availability. 203 parking spaces and 41 electric vehicle charging points.

SERVICE CHARGES

Total service charge payable is £4.07 per sq ft and covers all state management running costs including security, cleaning, building insurance, pest control, lift maintenance and life safety equipment, general repairs and maintenance to the grounds, gym and residents' facilities as well as a reserve fund. Where applicable, the service charge will also cover maintenance of the car park.

APARTMENT RANGE

Dart House	Unit Mix	Size Range (sq ft)
Studios	11	402 - 406
1 Bedroom	57	553 - 586
2 Bedroom	62	657 - 777
3 Bedroom	18	910 - 963

Union Court	Unit Mix	Size Range (sq ft)
Studios	34	404 - 412
1 Bedroom	18	538 - 609
2 Bedroom	81	664 - 854
3 Bedroom	8	855



PAYMENT TERMS

A reservation booking fee is payable on reservation: £2,500 for studio and 1 bedroom apartments and £5,000 for 2 and 3 bedroom apartments.

- Exchange of contracts to take place within 21 days of reservation

Union Court:

- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- Balance of 90% is payable upon completion

Dart House:

- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- Further 10% payment is payable 12 months from exchange of contracts
- Balance of 80% is payable upon completion

For every person named on the reservation form, or for persons making payment on behalf of the named purchaser the following identification must be supplied in order to satisfy Berkeley Homes Anti-Money laundering regulations:

1. Passport or driving licence
2. Utility Bill i.e. gas, electric, water etc. (less than 6 months old)

SITE PLAN



Site map is indicative only and subject to change.



CONTACT DETAILS

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OUR VISION 2030
TRANSFORMING TOMORROW

Berkeley Group
Proud member of the Berkeley Group

Berkeley
Designed for life

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. [1]Please note that Service Charge figures are indicative only and subject to change. Service Charge is reviewed annually and although subject to inflation can also be affected by other macro-economic factors like insurance, utility and service industry supply markets, in addition to regulatory changes in legislative requirements. We have a dedicated Estate Management team that works very closely with the appointed Managing Agent, to ensure service charge is as accurate as possible and that actual expenditure is managed efficiently throughout the year. Please note there is a seperate service charge for car parking spaces. Computer generated images are indicative only. E746/02CA/0925.