

WATFORD CROSS

WD24 5BB



Overlooking Watford from Cassiobury Park



INTRODUCING WATFORD CROSS

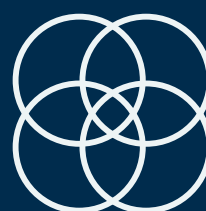
An exclusive collection of 1, 2 & 3 bedroom apartments and 2 bedroom duplexes, with easy access to London in under 20 minutes.











WATFORD CROSS

An exclusive collection of one, two & three bedroom apartments and two bedroom duplexes situated in the vibrant town of Watford.

Watford Cross is just 16 minutes from London Euston, and is a commuters dream.

With just a 5 minute walk to Watford Junction, Watford Cross has great connectivity into the heart of the capital.



Grand Union Canal

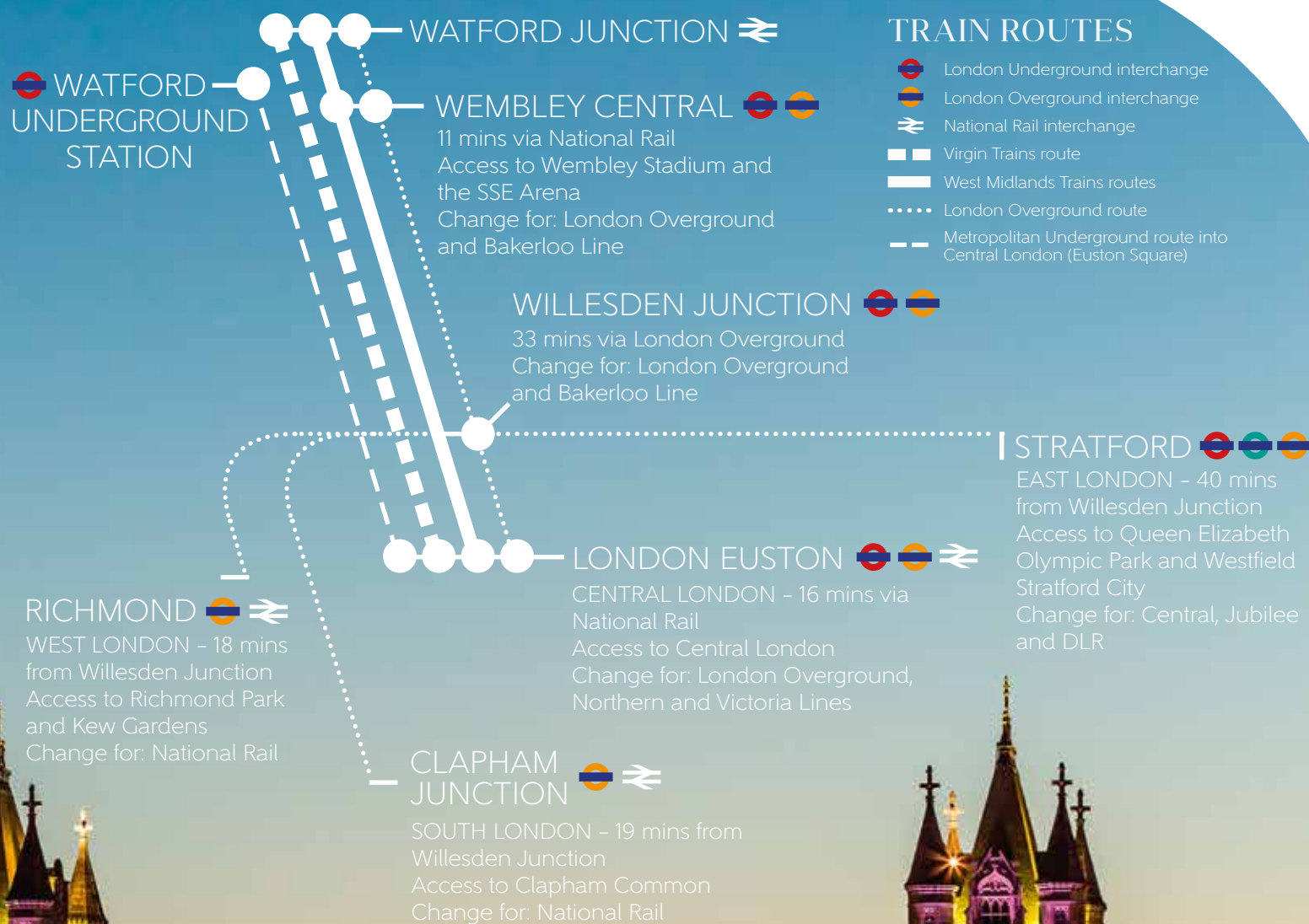




CITY CONNECTIONS

Watford Cross is the perfect base for commuters working in central London.

- Railway Operators: West Midlands Trains, Virgin Trains, London Overground.
- Station: Watford Junction, 5 minutes walk from the development.
- Time to Central London: 16 minutes direct to London Euston.
- Trains per day: 143 on average.
- Watford Underground Station with Metropolitan Line into Central London (Euston Square).





LONDON REGENERATION

WEMBLEY

- £3 billion regeneration project, due to complete in 2027
- Creation of over 8,500 employment possibilities
- 500,000 sq ft shopping area
- Future food and shopping 'hot spot'
- 12.5 miles from Watford Cross

EUSTON, KINGS CROSS AND ST PANCRAS

The Euston/King's Cross/St Pancras transport hub links seven London Underground lines with three national mainline rail stations and international high speed rail.

- 16 minutes via West Midlands Trains from Watford Junction
- Eurostar to Brussels 2 hours, Paris 2 hours 19 minutes
- Google HQ at St Pancras Square
- Home to YouTube
- Buzzing street food markets and dozens of restaurants and bars



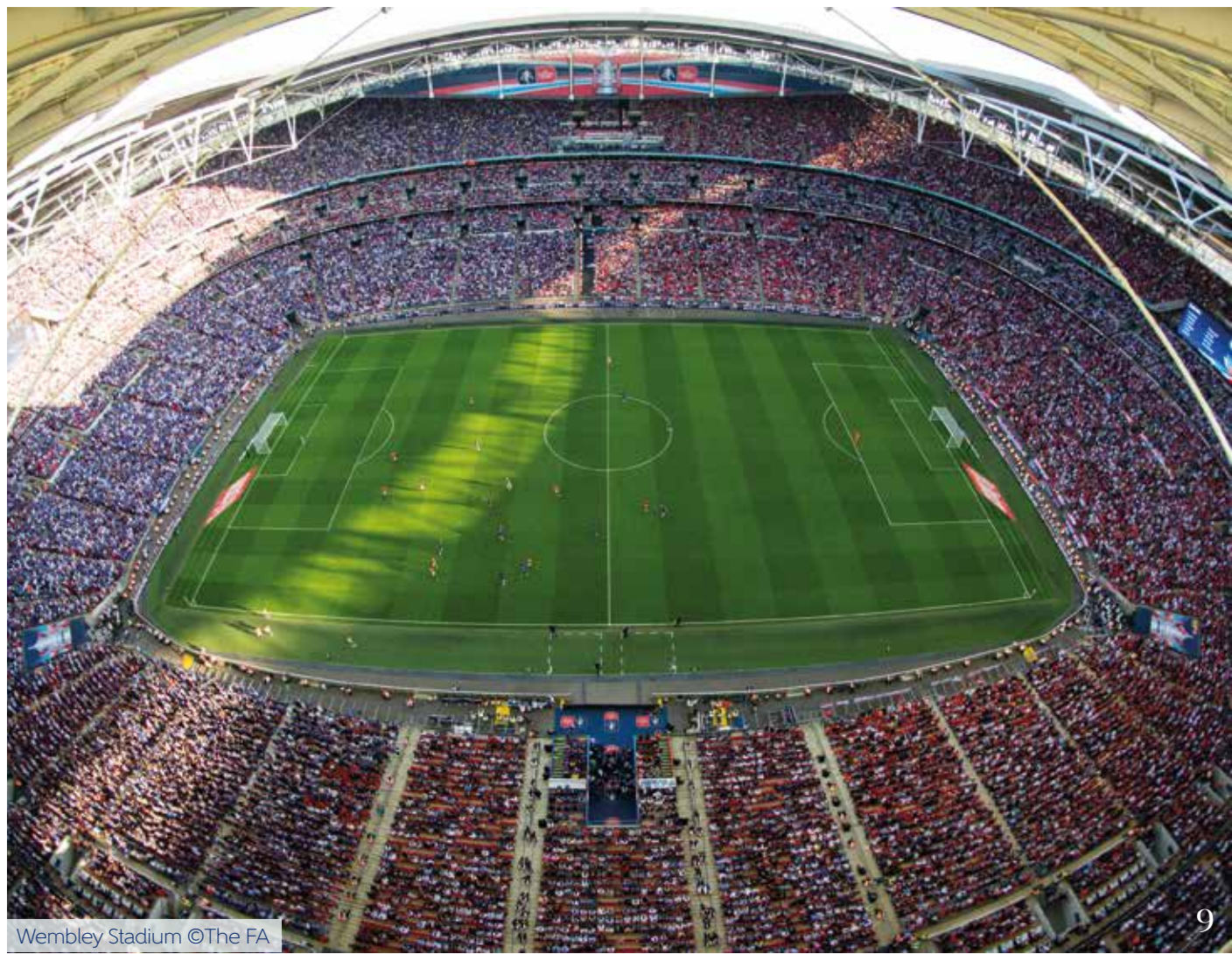
London Kings Cross and St Pancras International



London Euston ©Network Rail



Eurostar, St Pancras International



Wembley Stadium ©The FA

ALL YOU NEED ON YOUR DOORSTEP



FROM
WATFORD
JUNCTION
(BY TRAIN)

HARROW &
WEALDSTONE
6 mins

WEMBLEY
CENTRAL
11 mins

LONDON
EUSTON
16 mins

MILTON
KEYNES
21 mins

BIRMINGHAM
NEW STREET
1 hr 8 mins

HEATHROW
AIRPORT
1 hr 15 mins



FROM
WATFORD
CROSS
(BY FOOT)

CO-OP FOOD
STORE
4 mins

WATFORD
JUNCTION
STATION
5 mins

WATFORD
LEISURE
CENTRE
13 mins

WATFORD
COLOSSEUM
21 mins

WATFORD
TUBE STATION
28 mins

VICARAGE
ROAD
STADIUM
28 mins



FROM
WATFORD
CROSS
(BY CAR)

SAINSBURY'S
FOOD STORE
7 mins

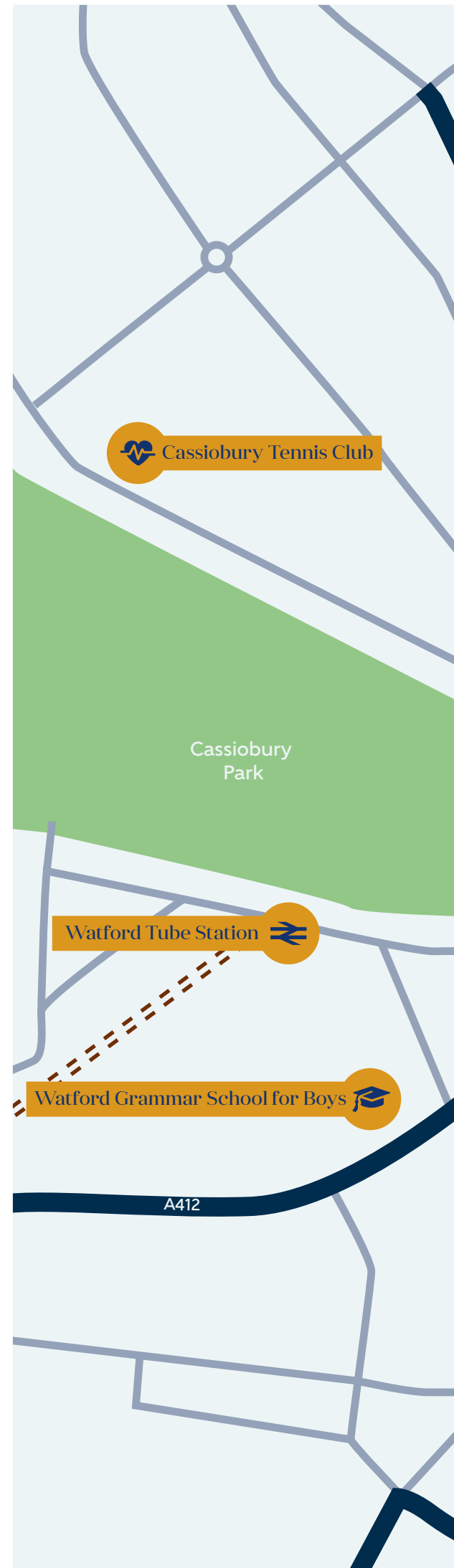
WATFORD
PALACE
THEATRE
8 mins

INTU
WATFORD
8 mins

M25
9 mins

THE GROVE
GOLF COURSE
10 mins

WATFORD
GENERAL
HOSPITAL
11 mins







intu Watford





A THRIVING NEW WATFORD

Watford has seen significant development to its' High Street, with a £2m investment, the town centre is an attractive and welcoming place to shop, dine and enjoy. The High Street is a hive for shoppers and is located next to Hertfordshire's largest shopping centre, intu Watford, only 1.1 miles from Watford Cross.

Following its recent £180 million redevelopment, you can indulge with designers including Hugo Boss, Levi's, SuperDry and Kurt Geiger. Leading department stores such as John Lewis and Debenhams will also complement your shopping experience and a plethora of restaurants to suit all tastes including Côte Brasserie and TGI Fridays.

For family entertainment, why not head to the brand new Cineworld cinema, Hollywood Bowl, or visit Rock Up, a thrilling new climbing centre.

Watford also has much to offer in way of eateries and dining experiences. There are a number of places to choose from on St Albans Road as well as the family-friendly, traditional pub The Prince George, located only a 1 minute walk from Watford Cross.



A TOWN WITH MORE TO OFFER

Entertainment is on your doorstep - with a variety of theatres and attractions to choose from including Watford Palace Theatre and Watford Colosseum, home to the best live music and entertainment outside of central London, residents will be spoilt for choice. The renowned Watford Colosseum has been used to record the soundtracks for Lord of the Rings, The Sound of Music and Star Wars and has also seen world class stars perform on its stage including Elton John, Oasis and One Direction.

Within easy reach of Watford Cross lies The Grove golf course, one of the most renowned in Europe, sitting amongst its own estate with a hotel, spa and sumptuous food served in the restaurant. It is a haven of peace and tranquility on your doorstep.

Just a 13 minute drive away from Watford Cross is the world famous Leavesden Studios, home to the Warner Bros. Studio Tour, The Making of Harry Potter. Here you can take a tour inside the magical world of Harry Potter, where you can see original props, costumes and sets used in the filming of this global phenomenon.

Fitness enthusiasts are well catered for with Watford Leisure Centre nearby. It has a state-of-the-art gym and a six-lane swimming pool with a variety of swimming activities.

Watford is home to the Premier League team Watford FC.

The beautiful Cassiobury Park is the largest public open space in Watford, with over 190 acres to explore, children's play areas, miniature railway and the Grand Union Canal.



Watford Colosseum ©Julian Middleton



Watford FC ©Sol Tomlinson



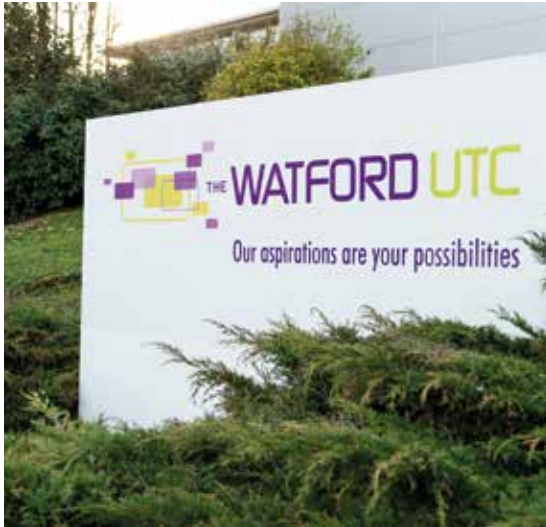
The Grove golf course ©The Grove



Cassiobury Park



© Warner Bros. Studio Tour London - The Making of Harry Potter



Senate House, University of London



Imperial College London



King's College London



A PLACE TO LIVE AND LEARN

Watford Cross is well served by some of the best educational institutions and independent schools in the country as well as an abundance of highly rated primary and secondary schools. With central London only 16 minutes by train, the world-renowned universities of London are also easily accessible.

INDEPENDENT SCHOOLS

- Harrow School - one of the most prestigious schools in the world.
- The Royal Masonic School for Girls - recently rated as excellent in all areas.
- The Haberdashers' Aske's Boys School - rated The Sunday Times, Best Independent School 2017.

PRIMARY & SECONDARY SCHOOLS

- Nascot Wood Junior School - rated outstanding by Ofsted in the latest inspection.
- Watford Grammar School for Girls - offering an outstanding, rich and diverse curriculum.
- Watford Grammar School for Boys - an outstanding rated school with a strong school community.

HIGHER EDUCATION

- West Herts College
- Westfield Academy
- The Watford University Technical College
- University of Hertfordshire

LONDON UNIVERSITIES

- Imperial College London
- King's College London
- University of London
- London School of Economics



SPECIFICATION TO BE PROUD OF

General Specifications

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of white oak or ebony oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards*
- Choice of carpets with underlay to bedrooms*
- Fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- USB double power sockets to living room, kitchen and master bedroom
- Gas fired heating system via radiators
- Smoke alarm and CO detectors
- Double-glazed uPVC windows
- Audio/visual entry system
- Sprinkler system installed to all plots

Designer Kitchens

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Caple stainless steel chimney extractor
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

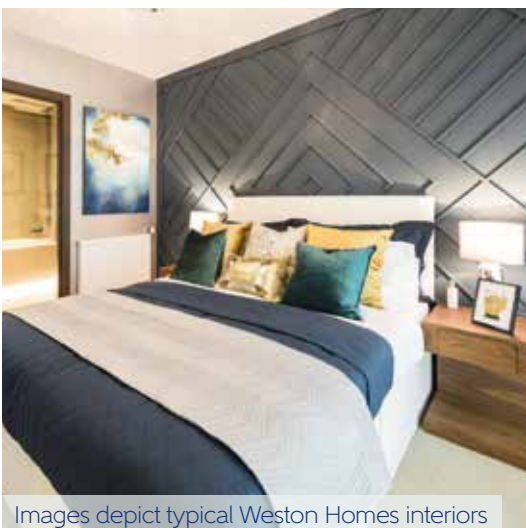
* Choices from developer's range and subject to stage of construction.

ZANUSSI

RAK
CERAMICS


OAKWOOD
KITCHEN DESIGN CONSULTANTS LTD


FASCINO





Computer generated image



Images depict typical Weston Homes interiors

HIGHEST QUALITY IN EVERY DETAIL

Luxury Bathrooms & En-Suites

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Vanity units with integrated storage space in a choice of three distinct and refined colour sets*:



(* Bespoke sets made up from the colours above are also available)

- Sleek Arctic white sinks, beautifully finished with a silky matt feel available either freestanding or integrated
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover. Built-in and freestanding baths are available
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft close ergonomic design seat
- Fascino Smart Shower and Smart Bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting

* Choices from developer's range and subject to stage of construction. Specifications are subject to change.

ZANUSSI

RAK
CERAMICS

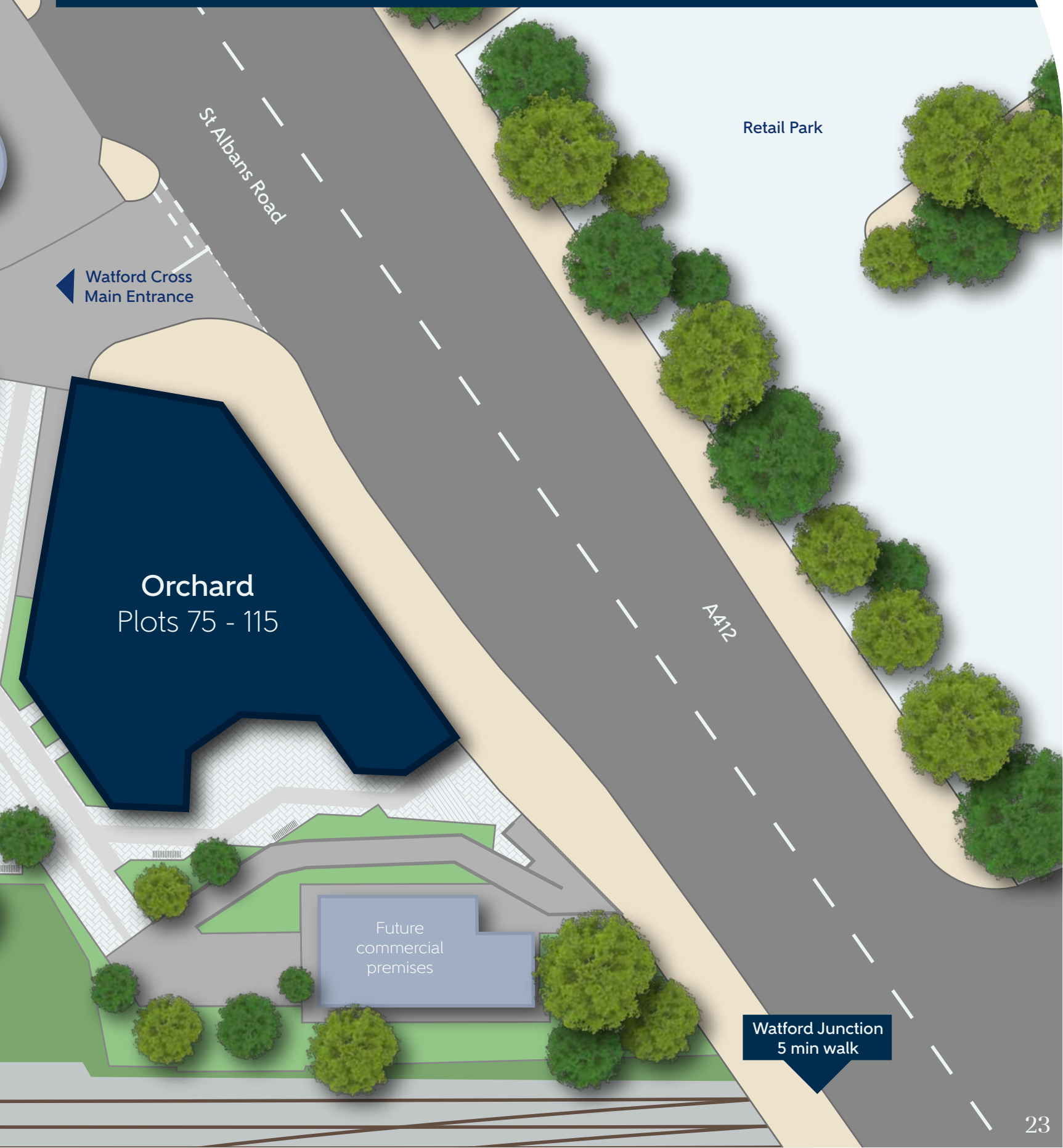

OAKWOOD
KITCHEN DESIGN CONSULTANTS LTD


FASCINO





DEVELOPMENT LAYOUT

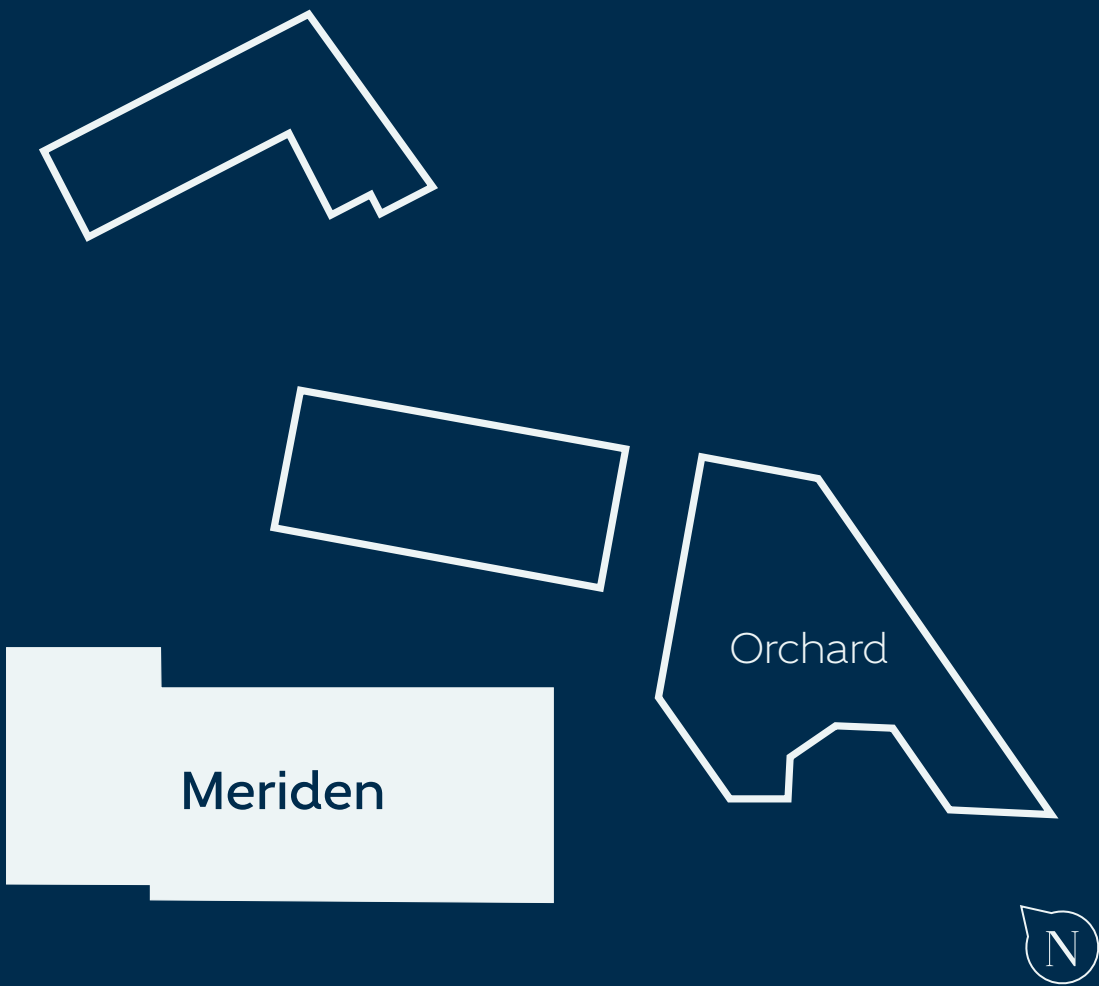






MERIDEN

ONE & TWO BEDROOM APARTMENTS





TYPE 1

1 Bedroom

Overall Size - 50.2 m² | 541 ft²



Kitchen/Living/Dining Area

7.5m x 6.0m 24'7" x 19'8"

Master Bedroom

4.3m x 2.8m 14'1" x 9'2"


Plots 4, 12, 20, 28, 36, 44, 52 & 58 have one cupboard in Kitchen/Living/Dining Area rather than two cupboards.

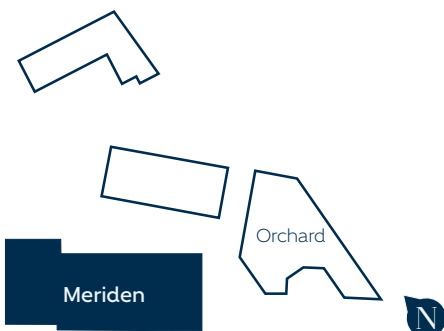
Plots 4, 12, 20, 28, 36, 44, 52 & 58 have reduced overall size - 49.4m² | 532 ft².

Plots 4, 12, 20, 28, 36, 44, 52 & 58 have boiler located in Kitchen.

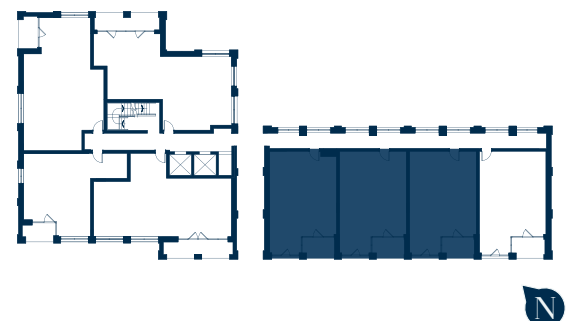
Plots 1, 2, 3, 4 & 58 have a window above Kitchen sink.

Plots 50, 51 & 52 have a smaller window to Master Bedroom.

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from 



Floor 0	Plots 1, 2, 3 & 4
Floor 1	Plots 10, 11 & 12
Floor 2	Plots 18, 19 & 20
Floor 3	Plots 26, 27 & 28
Floor 4	Plots 34, 35 & 36
Floor 5	Plots 42, 43 & 44
Floor 6	Plots 50, 51 & 52
Floor 7	Plot 58



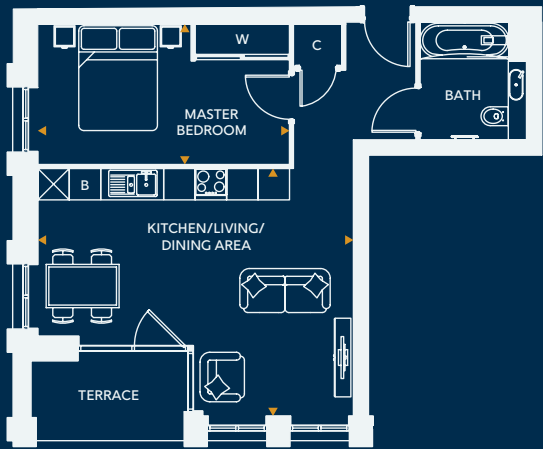
Floor 0 has an extra Type 1 and Floor 7 has only one Type 1. Please see Plot Locator for exact plot locations.



TYPE 3

1 Bedroom

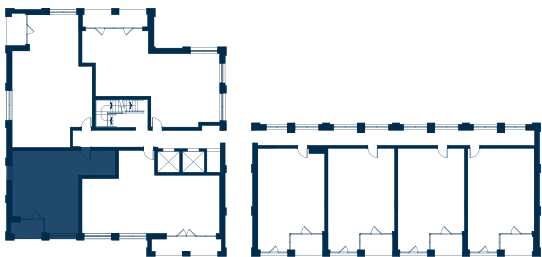
Overall Size - 47.7 m² | 513 ft²



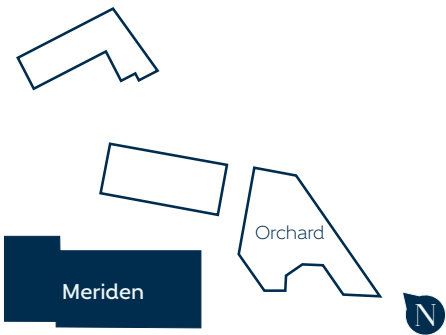
Kitchen/Living/Dining Area	6.0m x 4.7m	19'8" x 15'5"
Master Bedroom	4.8m x 2.7m	15'9" x 8'10"

Plots 6 & 14 have one large window to Living Area.
Plots 6 & 14 do not have a window to Dining Area.

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Floor 0	Plot 6
Floor 1	Plot 14
Floor 2	Plot 22
Floor 3	Plot 30
Floor 4	Plot 38
Floor 5	Plot 46
Floor 6	Plot 54
Floor 7	Plot 60
Floor 8	Plot 64
Floor 9	Plot 68
Floor 10	Plot 72

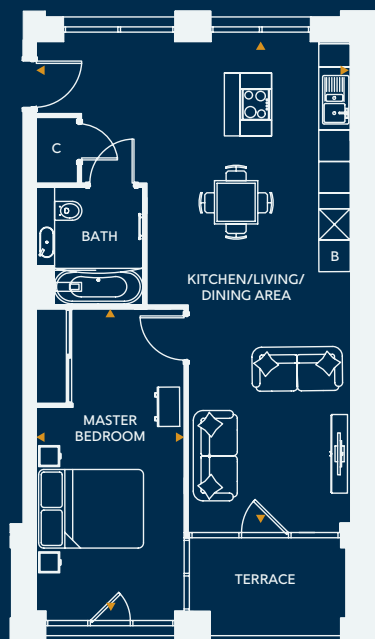




TYPE 6

1 Bedroom

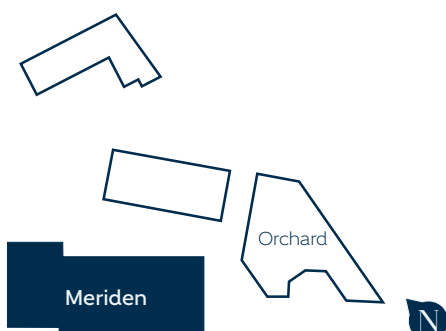
Overall Size - 60.2 m² | 648 ft²



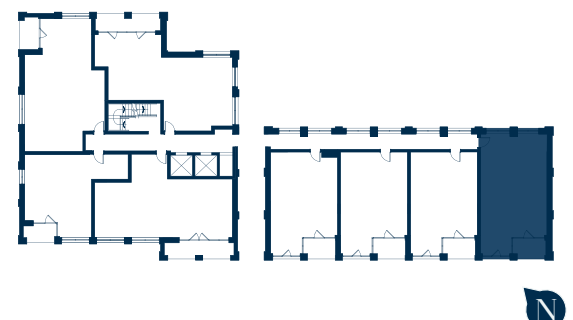
Kitchen/Living/Dining Area	9.4m x 6.0m	30'10" x 19'8"
Master Bedroom	5.8m x 2.8m	19'0" x 9'2"

Plot 49 has a window above Kitchen sink.
Plot 49 has a smaller window to Master Bedroom.

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Floor 1	Plot 9
Floor 2	Plot 17
Floor 3	Plot 25
Floor 4	Plot 33
Floor 5	Plot 41
Floor 6	Plot 49

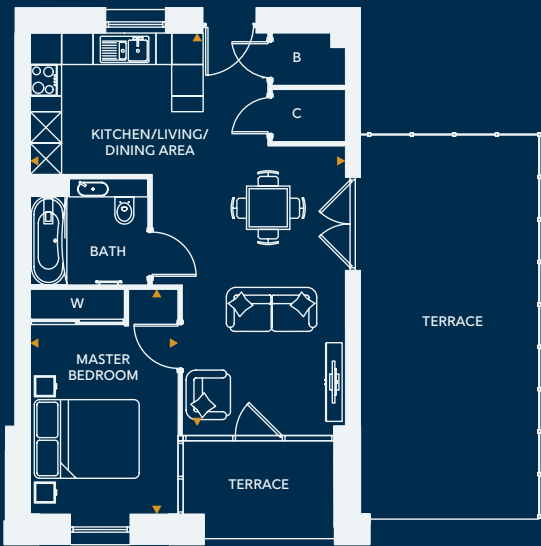




TYPE 9

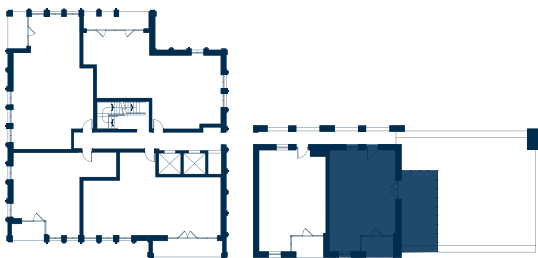
1 Bedroom

Overall Size - 50.2 m² | 541 ft²

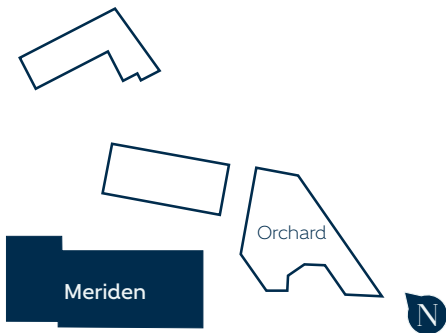


Kitchen/Living/Dining Area	7.5m x 6.0m	24'7" x 19'8"
Master Bedroom	4.3m x 2.8m	14'1" x 9'2"

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Floor 7 Plot 57





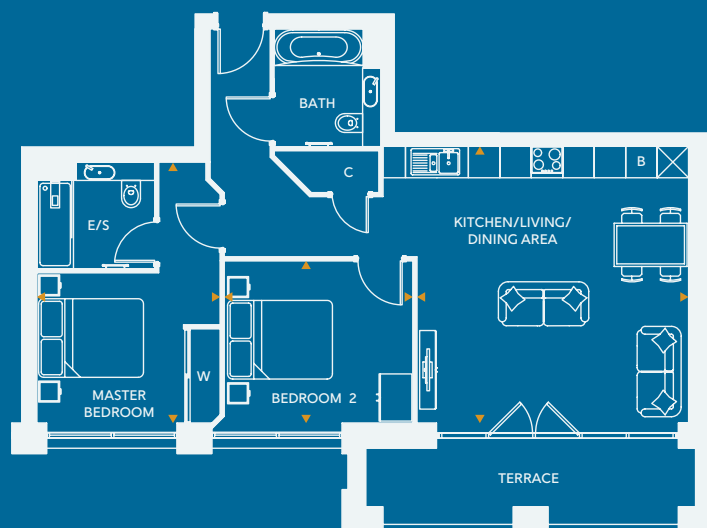




TYPE 2

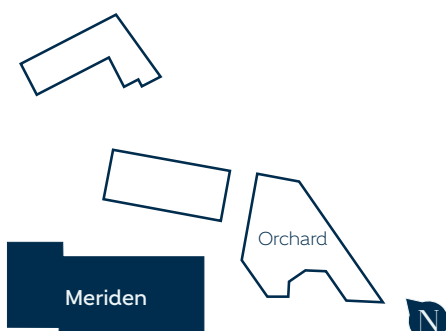
2 Bedroom

Overall Size - 71.9 m² | 774 ft²

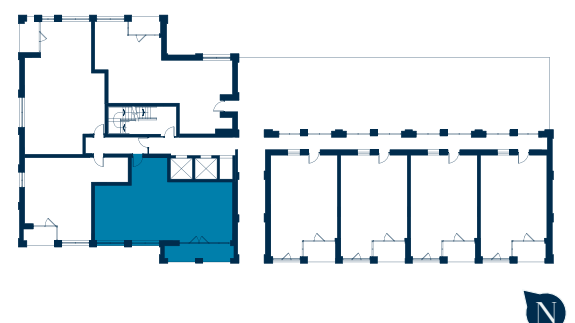


Kitchen/Living/Dining Area	5.3m x 5.2m	17'5" x 17'0"
Master Bedroom	4.9m x 3.5m	16'1" x 11'6"
Bedroom 2	3.6m x 3.1m	11'10" x 10'2"

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Floor 0 Plot 5

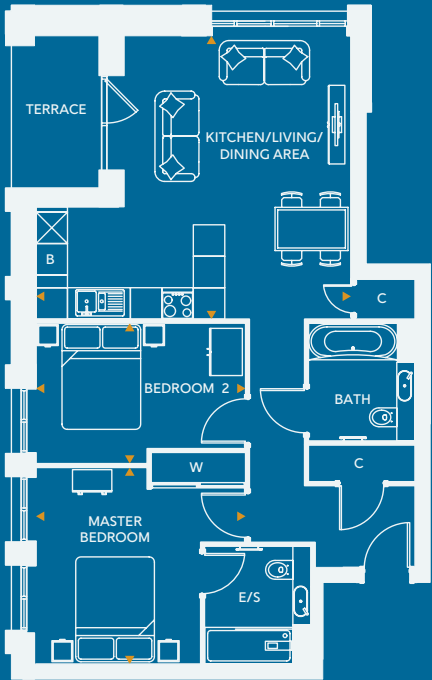




TYPE 4

2 Bedroom

Overall Size - 71.8 m² | 773 ft²



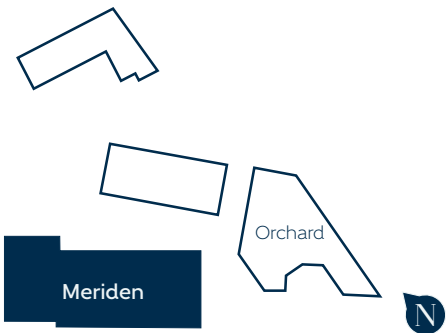
Kitchen/Living/Dining Area	6.0m x 5.4m	19'8" x 17'9"
Master Bedroom	4.0m x 3.7m	13'1" x 12'2"
Bedroom 2	4.0m x 2.7m	13'1" x 8'10"

Plots 7 & 15 have larger windows to Living Area.

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Floor 0	Plot 7
Floor 1	Plot 15
Floor 2	Plot 23
Floor 3	Plot 31
Floor 4	Plot 39
Floor 5	Plot 47
Floor 6	Plot 55
Floor 7	Plot 61
Floor 8	Plot 65
Floor 9	Plot 69
Floor 10	Plot 73

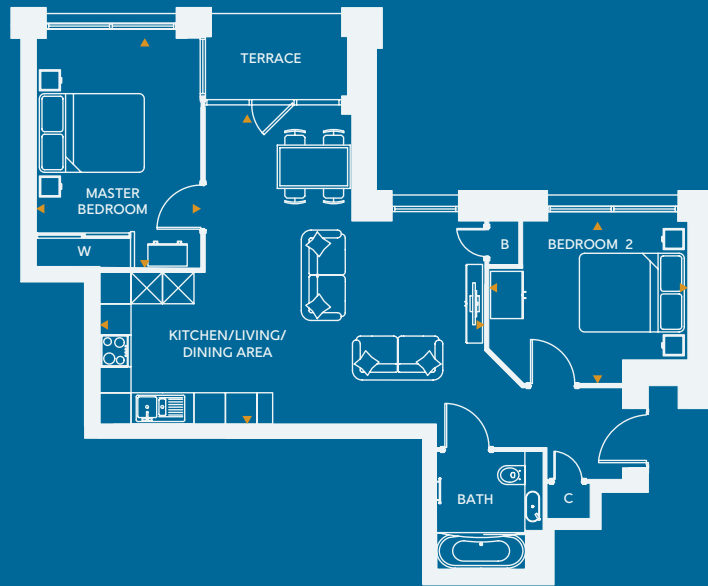




TYPE 5

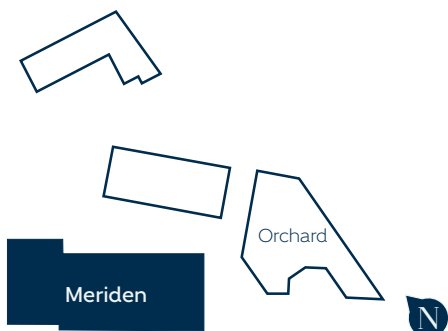
2 Bedroom

Overall Size - 68.2 m² | 734 ft²

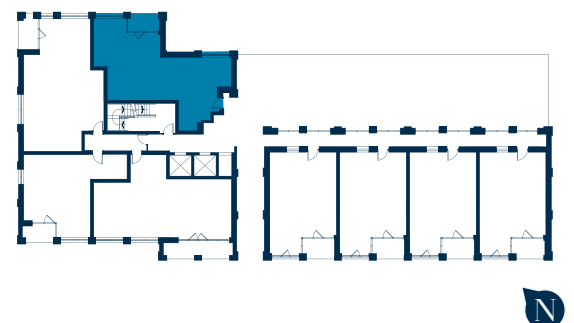


Kitchen/Living/Dining Area	7.3m x 6.0m	23'11" x 19'9"
Master Bedroom	4.4m x 3.1m	14'5" x 10'2"
Bedroom 2	3.8m x 3.0m	12'6" x 9'10"

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Floor 0 Plot 8

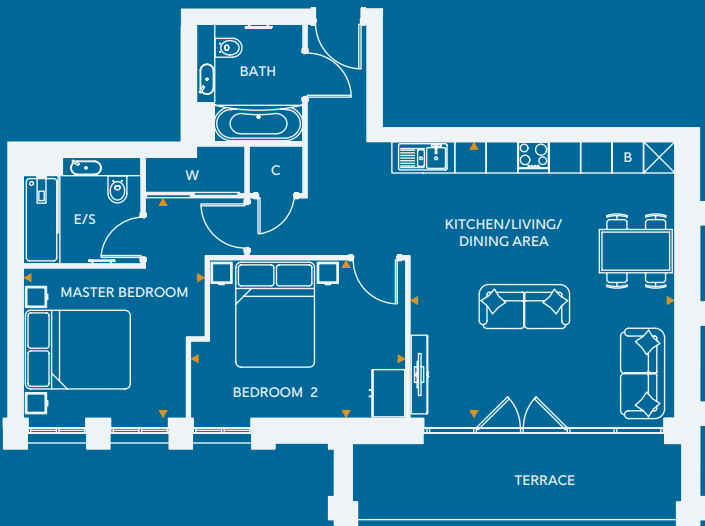




TYPE 7

2 Bedroom

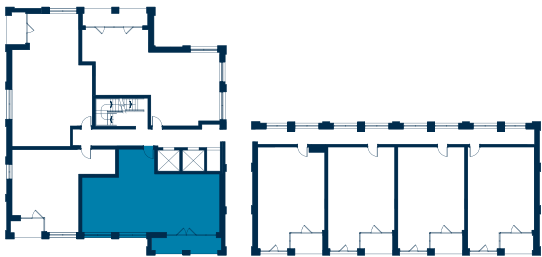
Overall Size - 71.9 m² | 774 ft²



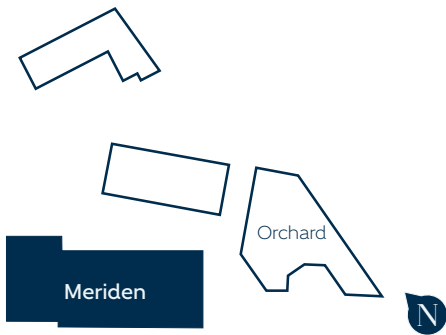
Kitchen/Living/Dining Area	5.3m x 5.1m	17'5" x 16'9"
Master Bedroom	4.2m x 3.5m	14'0" x 11'6"
Bedroom 2	4.1m x 3.0m	13'5" x 9'10"

Plot 13 has one large window to Master Bedroom.
Plot 13 has a larger window to Bedroom 2.

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- Floor 1 Plot 13
- Floor 2 Plot 21
- Floor 3 Plot 29
- Floor 4 Plot 37
- Floor 5 Plot 45
- Floor 6 Plot 53
- Floor 7 Plot 59
- Floor 8 Plot 63
- Floor 9 Plot 67
- Floor 10 Plot 71

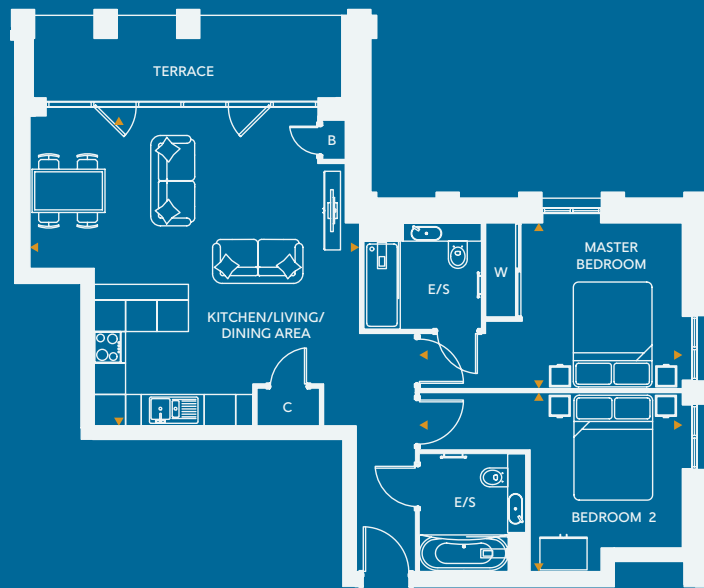




TYPE 8


2 Bedroom

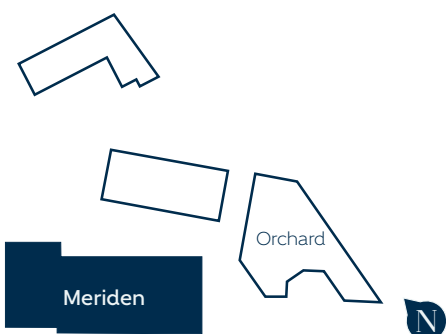
Overall Size - 72.3 m² | 778 ft²



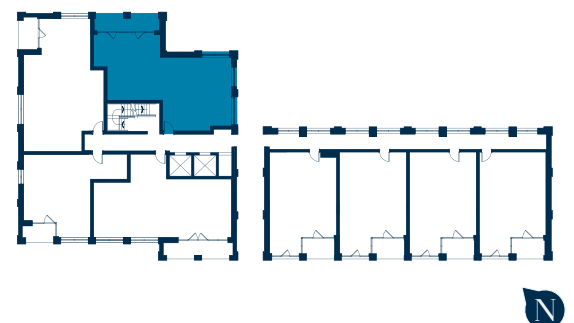
Kitchen/Living/Dining Area	6.3m x 5.8m	20'8" x 18'11"
Master Bedroom	5.0m x 3.1m	16'5" x 10'2"
Bedroom 2	5.0m x 3.4m	16'5" x 11'2"

Plot 16 has larger windows to Master Bedroom and Bedroom 2.

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Floor 1	Plot 16
Floor 2	Plot 24
Floor 3	Plot 32
Floor 4	Plot 40
Floor 5	Plot 48
Floor 6	Plot 56
Floor 7	Plot 62
Floor 8	Plot 66
Floor 9	Plot 70
Floor 10	Plot 74





ORCHARD

ONE, TWO & THREE
BEDROOM APARTMENTS
AND TWO BEDROOM DUPLEXES



Orchard

Meriden

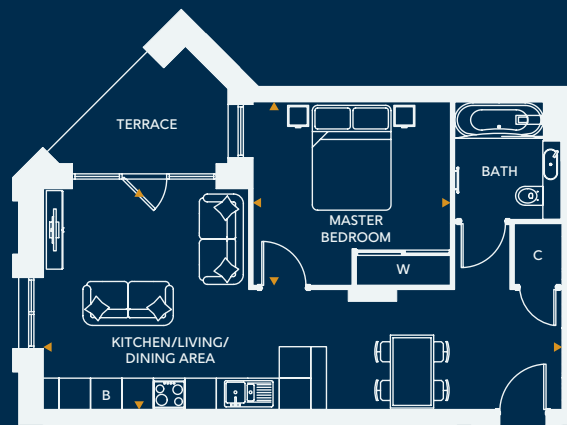




TYPE 15

1 Bedroom

Overall Size - 51.4 m² | 553 ft²




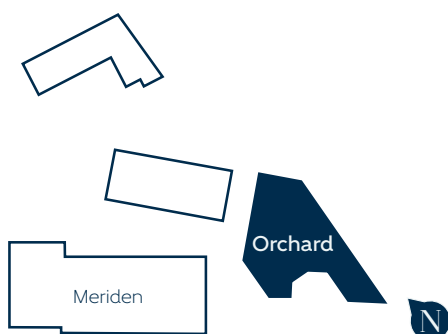
Kitchen/Living/Dining Area

9.9m x 4.2m 32'6" x 13'9"

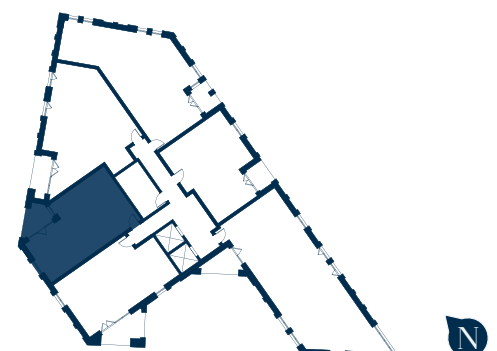
Master Bedroom

3.8m x 3.5m 12'6" x 11'6"

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Floor 2 Plot 80
Floor 3 Plot 86
Floor 4 Plot 92

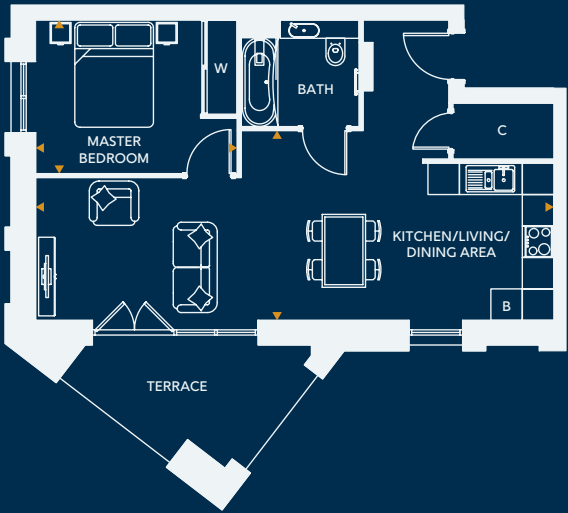




TYPE 16

1 Bedroom

Overall Size - 53.4 m² | 575 ft²

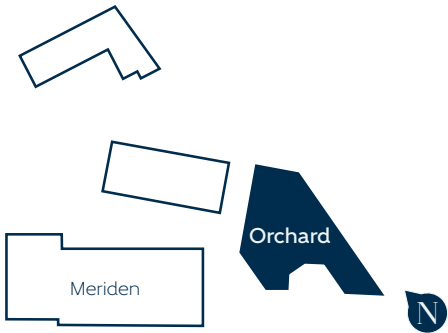


Kitchen/Living/Dining Area	9.9m x 3.6m	32'6" x 11'10"
Master Bedroom	3.8m x 2.9m	12'6" x 9'7"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 2 Plot 81
Floor 3 Plot 87
Floor 4 Plot 93

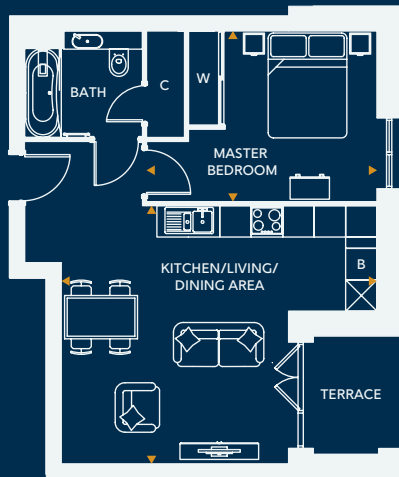




TYPE 18

1 Bedroom

Overall Size - 47.9 m² | 516 ft²




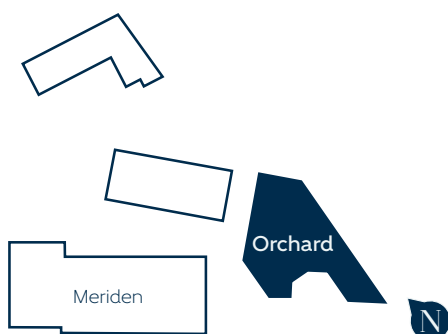
Kitchen/Living/Dining Area

6.0m x 4.9m 19'8" x 16'1"

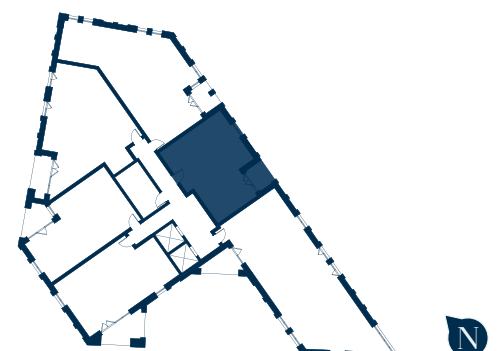
Master Bedroom

4.3m x 3.3m 14'1" x 10'10"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from 



- Floor 2 Plot 83
- Floor 3 Plot 89
- Floor 4 Plot 95
- Floor 5 Plot 100
- Floor 6 Plot 105





TYPE 22

1 Bedroom

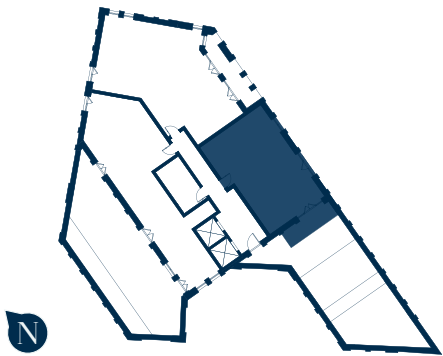
Overall Size - 63.5 m² | 684 ft²



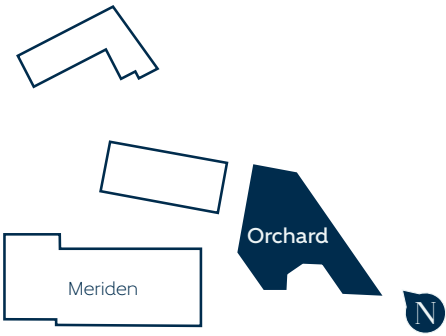
Kitchen/Living/Dining Area	6.8m x 6.0m	22'4" x 19'8"
Master Bedroom	4.3m x 3.2m	14'1" x 10'6"

Plot 111 has a Balcony instead of a Terrace.

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 7 Plot 108
Floor 8 Plot 111

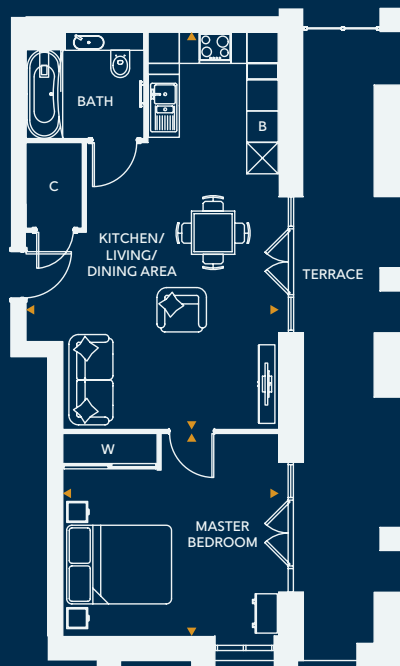




TYPE 25

1 Bedroom

Overall Size - 51.6 m² | 555 ft²



Kitchen/Living/Dining Area


7.6m x 4.8m

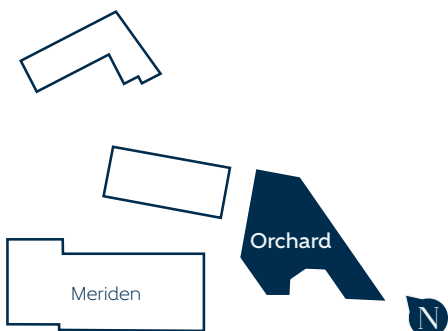
24'11" x 15'9"

Master Bedroom

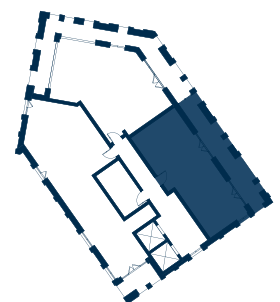
4.1m x 3.9m

13'5" x 12'9"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from 



Floor 9 Plot 114

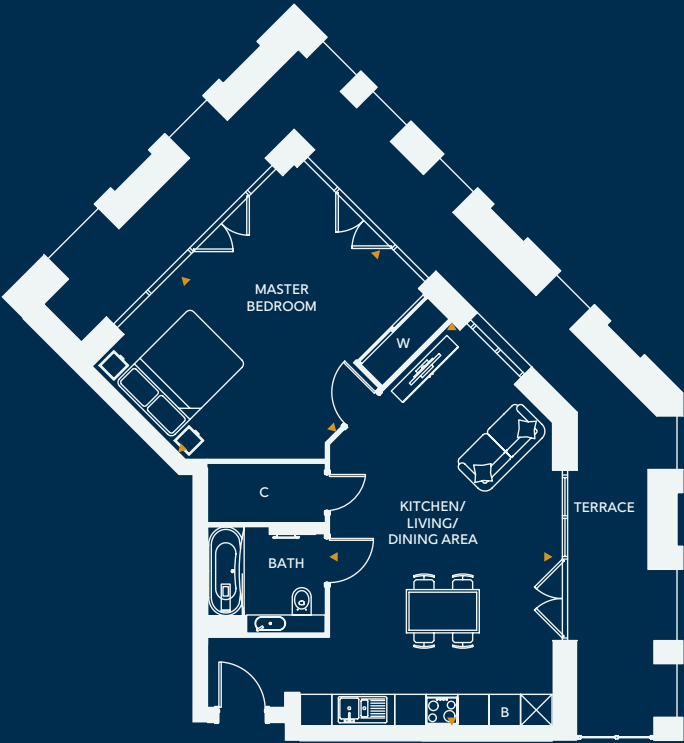




TYPE 26

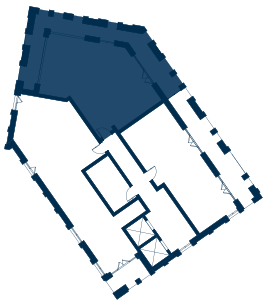
1 Bedroom

Overall Size - 61.0 m² | 657 ft²

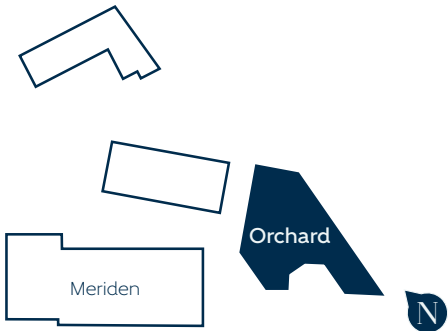


Kitchen/Living/Dining Area	7.7m x 4.2m	25'3" x 13'9"
Master Bedroom	5.5m x 4.2m	18'0" x 13'9"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 9 Plot 115





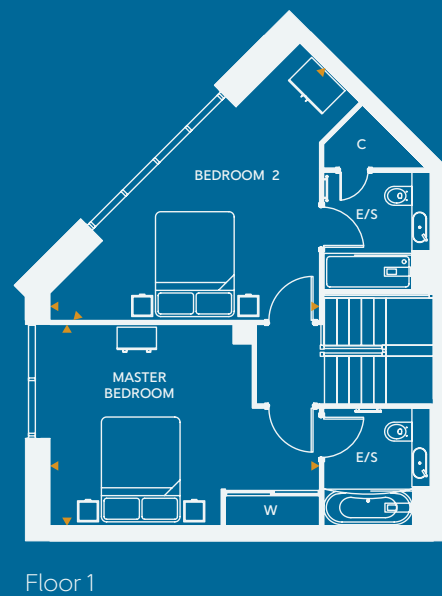
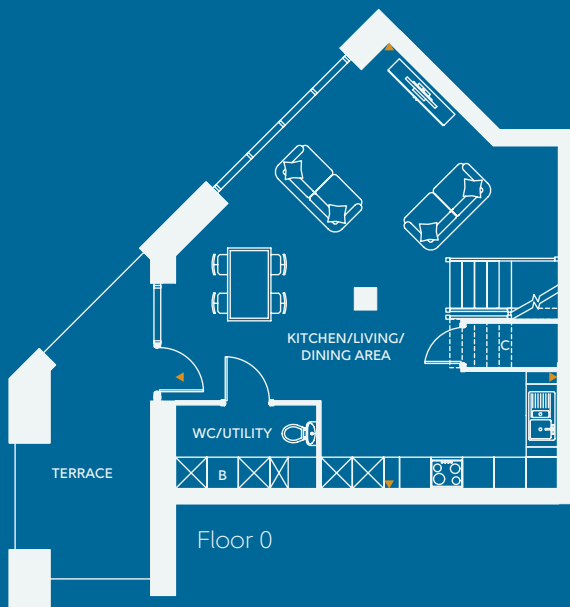




TYPE 10

2 Bedroom Duplex

Overall Size - 102.3 m² | 1101 ft²



Kitchen/Living/Dining Area

8.5m x 7.3m 27'11" x 23'11"

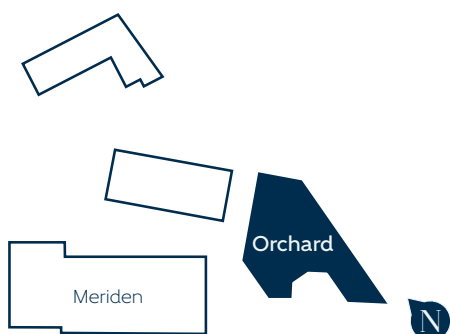
Master Bedroom

5.1m x 3.8m 16'9" x 12'6"

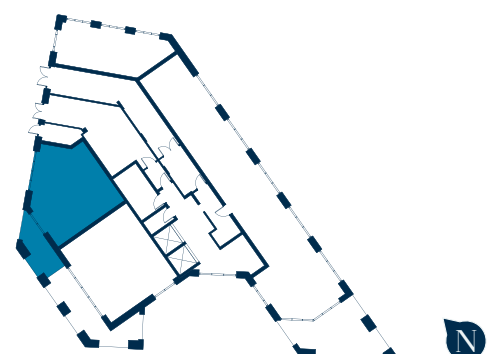
Bedroom 2

6.8m x 5.1m 22'4" x 16'9"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ►



Floors 0 & 1 Plot 75

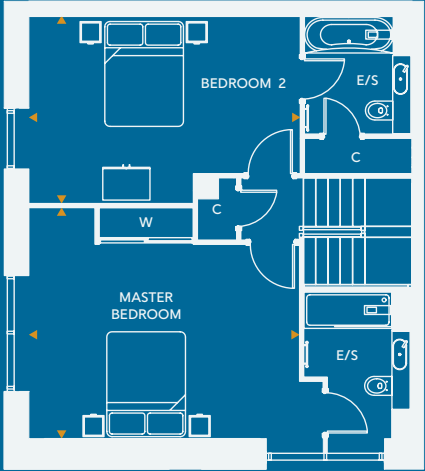
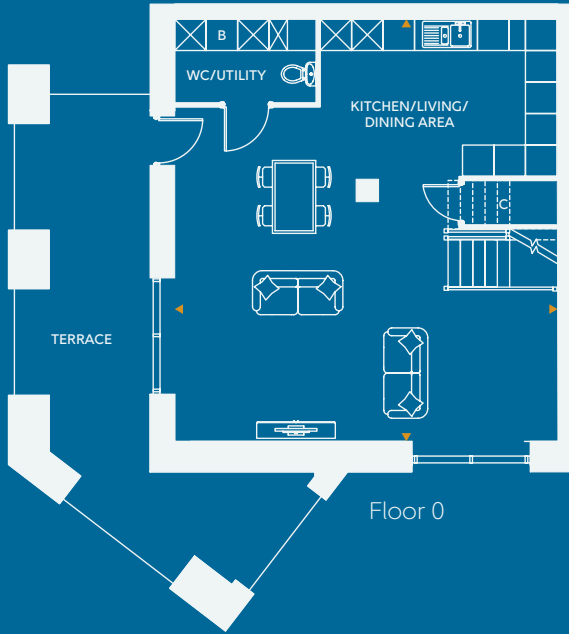




TYPE 11

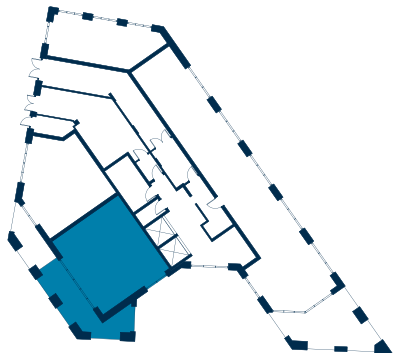
2 Bedroom Duplex

Overall Size - 116.9 m² | 1259 ft²

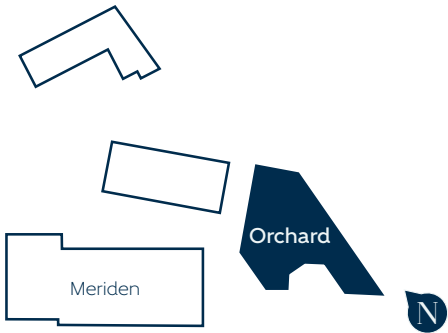


Kitchen/Living/Dining Area	8.1m x 7.3m	26'7" x 23'11"
Master Bedroom	5.2m x 4.4m	17'1" x 14'5"
Bedroom 2	5.2m x 3.6m	17'1" x 11'10"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floors 0 & 1 Plot 76

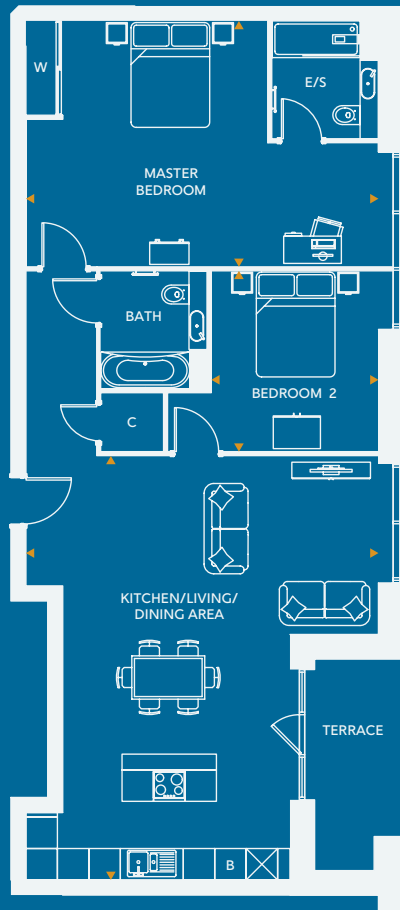




TYPE 12

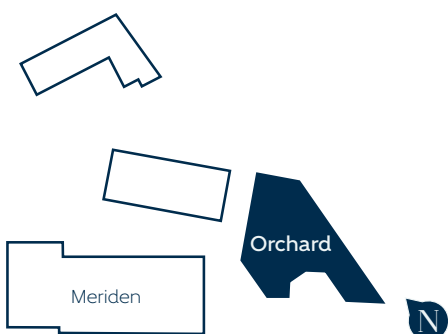
2 Bedroom

Overall Size - 98.9 m² | 1065 ft²

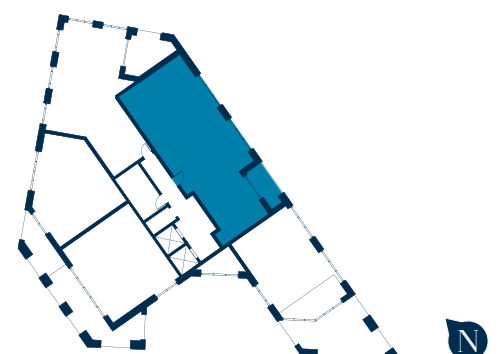


Kitchen/Living/Dining Area	8.0m x 6.7m	26'4" x 22'0"
Master Bedroom	6.7m x 4.7m	22'0" x 15'5"
Bedroom 2	3.5m x 3.2m	11'6" x 10'6"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 1 Plot 77

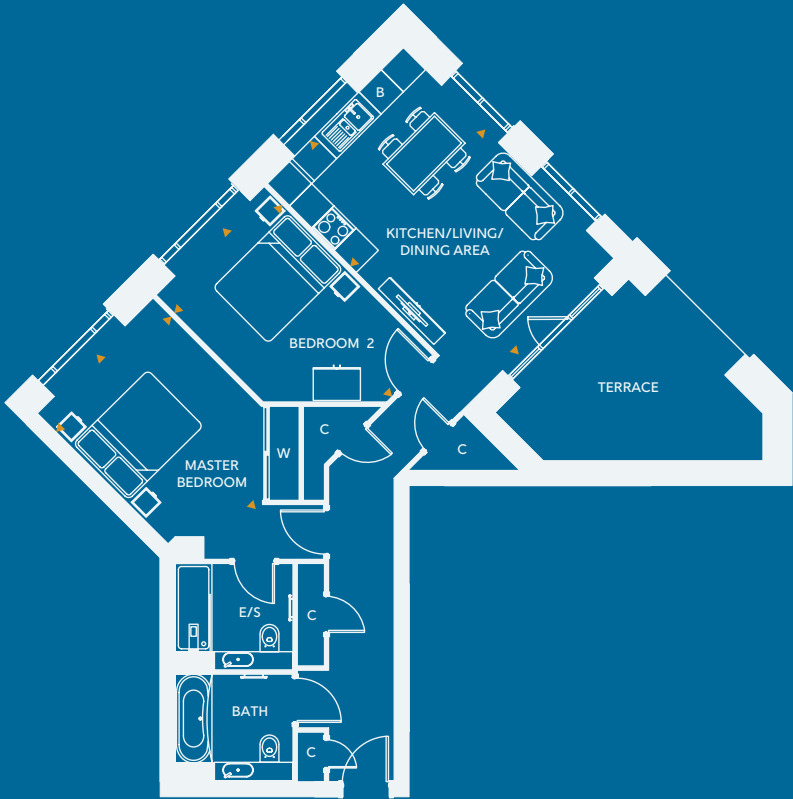




TYPE 13

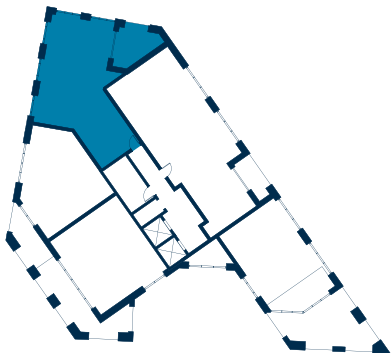
2 Bedroom

Overall Size - 74.8 m² | 805 ft²

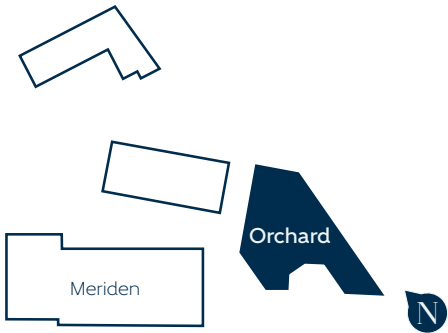


Kitchen/Living/Dining Area	5.7m x 3.6m	18'8" x 12'0"
Master Bedroom	4.2m x 3.1m	13'9" x 10'2"
Bedroom 2	4.6m x 2.9m	15'1" x 9'6"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 1 Plot 78

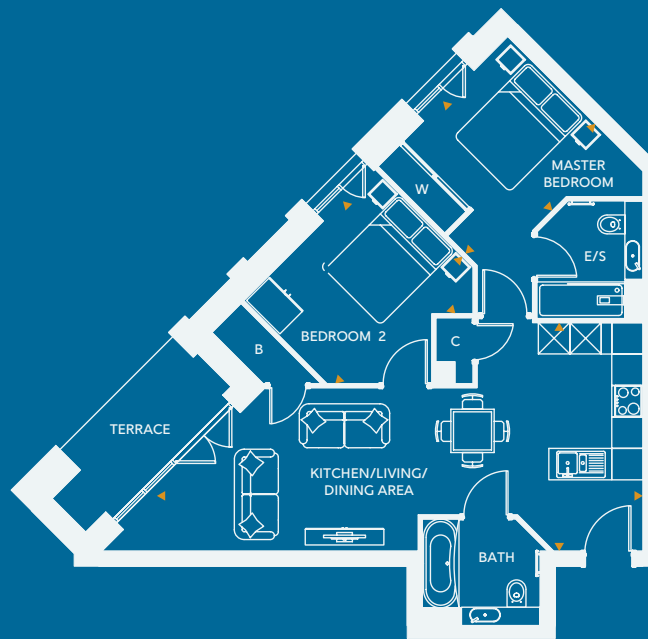





TYPE 14

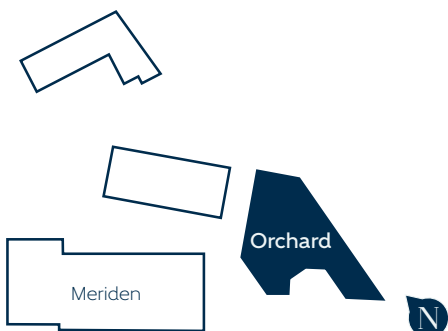
2 Bedroom

Overall Size - 65.8 m² | 708 ft²

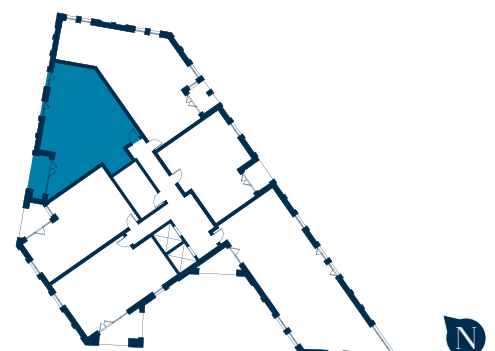


Kitchen/Living/Dining Area	9.3m x 4.4m	30'5" x 14'4"
Master Bedroom	3.5m x 3.0m	11'6" x 9'10"
Bedroom 2	3.4m x 3.0m	11'2" x 9'10"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from 



Floor 2	Plot 79
Floor 3	Plot 85
Floor 4	Plot 91
Floor 5	Plot 97
Floor 6	Plot 102

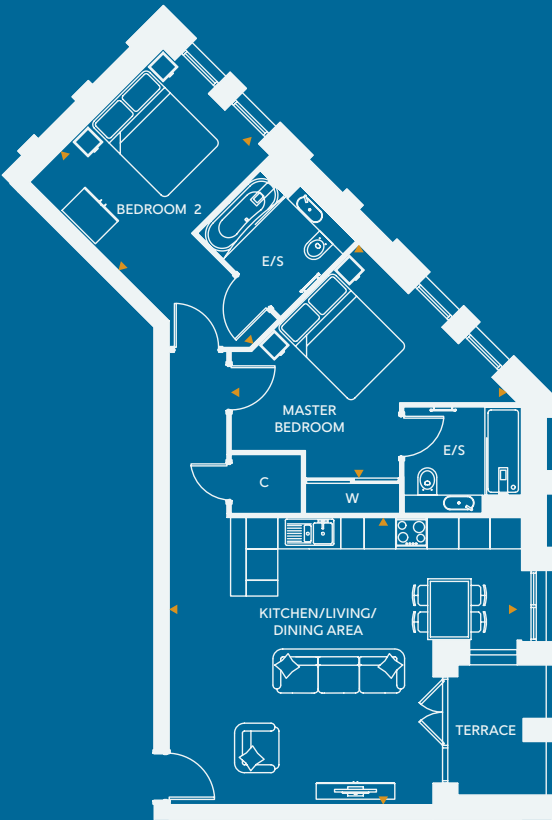




TYPE 19

2 Bedroom

Overall Size - 75.4 m² | 811 ft²

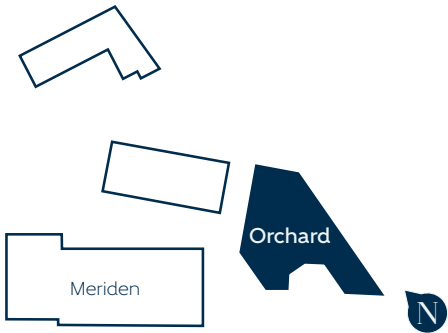


Kitchen/Living/Dining Area	6.7m x 5.5m	22'0" x 18'1"
Master Bedroom	5.3m x 4.5m	17'5" x 14'9"
Bedroom 2	5.2m x 3.6m	17'1" x 11'9"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 2 Plot 84
Floor 3 Plot 90
Floor 4 Plot 96
Floor 5 Plot 101
Floor 6 Plot 106

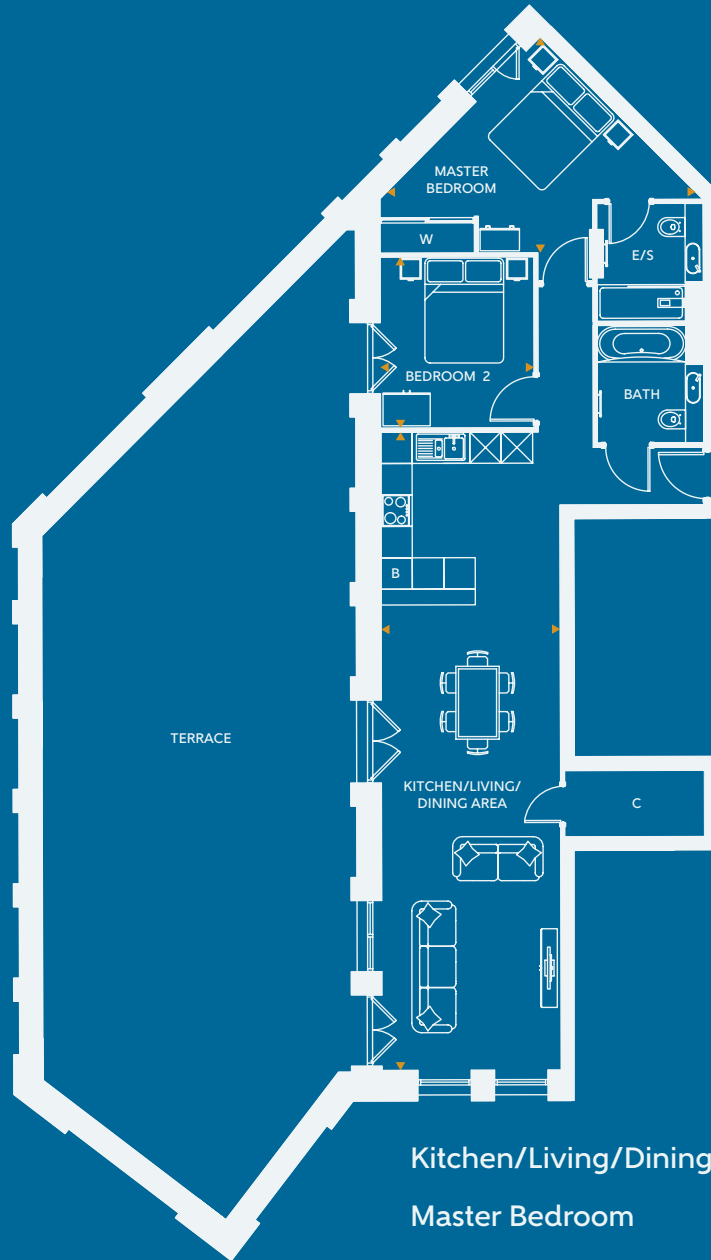




TYPE 21

2 Bedroom

Overall Size - 85.9 m² | 925 ft²



Kitchen/Living/Dining Area

12.2m x 3.4m 40'0" x 11'2"

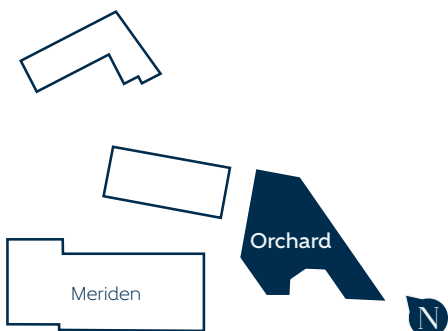
Master Bedroom

5.9m x 4.1m 19'4" x 13'5"

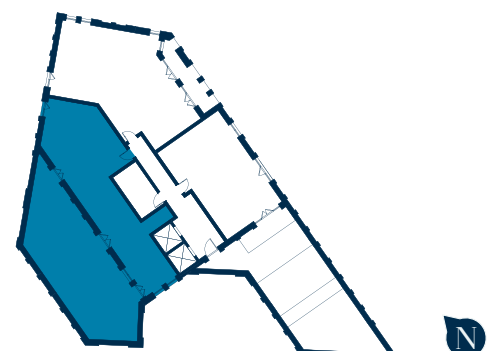
Bedroom 2

3.2m x 2.9m 10'6" x 9'6"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 7 Plot 107





TYPE 23

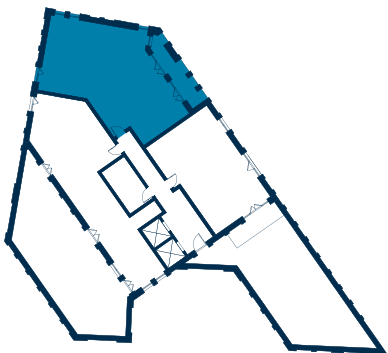
2 Bedroom

Overall Size - 91.6 m² | 986 ft²

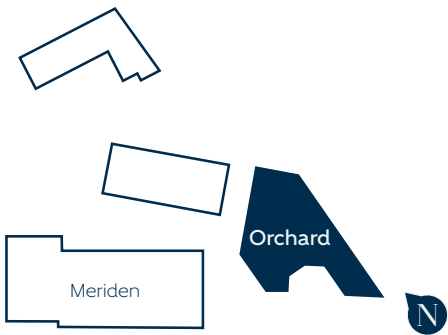


Kitchen/Living/Dining Area	9.9m x 4.7m	32'6" x 15'5"
Master Bedroom	5.5m x 4.0m	18'0" x 13'1"
Bedroom 2	4.3m x 2.8m	14'1" x 9'2"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 7 Plot 109
Floor 8 Plot 112

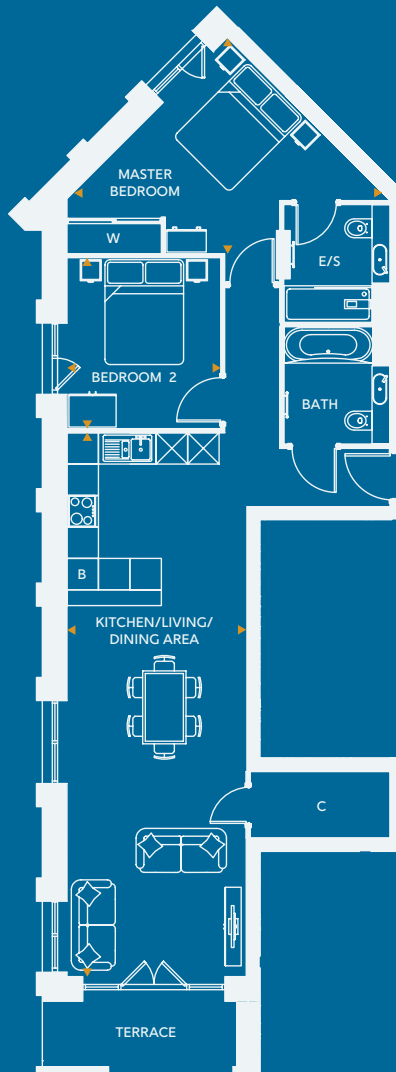




TYPE 24

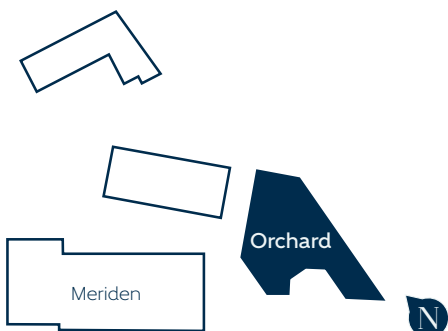
2 Bedroom

Overall Size - 80.9 m² | 871 ft²

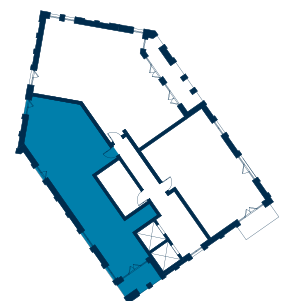


Kitchen/Living/Dining Area	10.4m x 3.4m	34'1" x 11'2"
Master Bedroom	5.9m x 4.1m	19'4" x 13'5"
Bedroom 2	3.2m x 2.9m	10'6" x 9'6"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 8 Plot 110
Floor 9 Plot 113







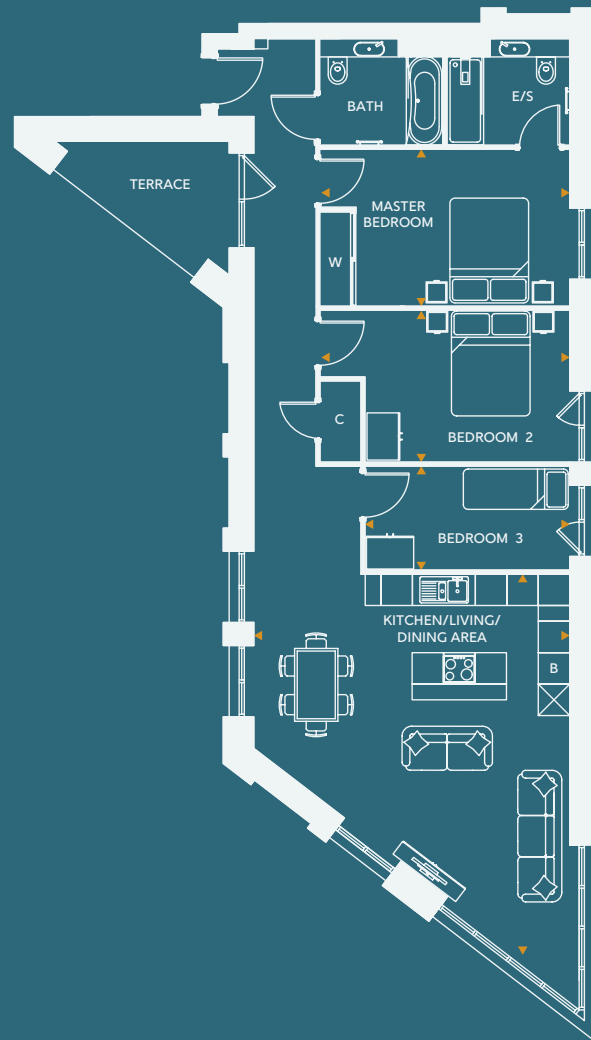




TYPE 17

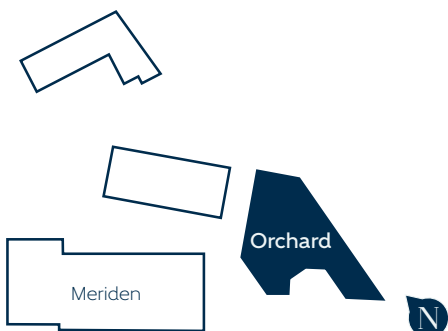
3 Bedroom

Overall Size - 96.4 m² | 1038 ft²



Kitchen/Living/Dining Area	7.3m x 6.0m	23'11" x 19'8"
Master Bedroom	4.8m x 3.0m	15'8" x 9'9"
Bedroom 2	4.8m x 2.9m	15'8" x 9'6"
Bedroom 3	3.9m x 2.0m	12'10" x 6'7"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ►



- Floor 2 Plot 82
- Floor 3 Plot 88
- Floor 4 Plot 94
- Floor 5 Plot 99
- Floor 6 Plot 104

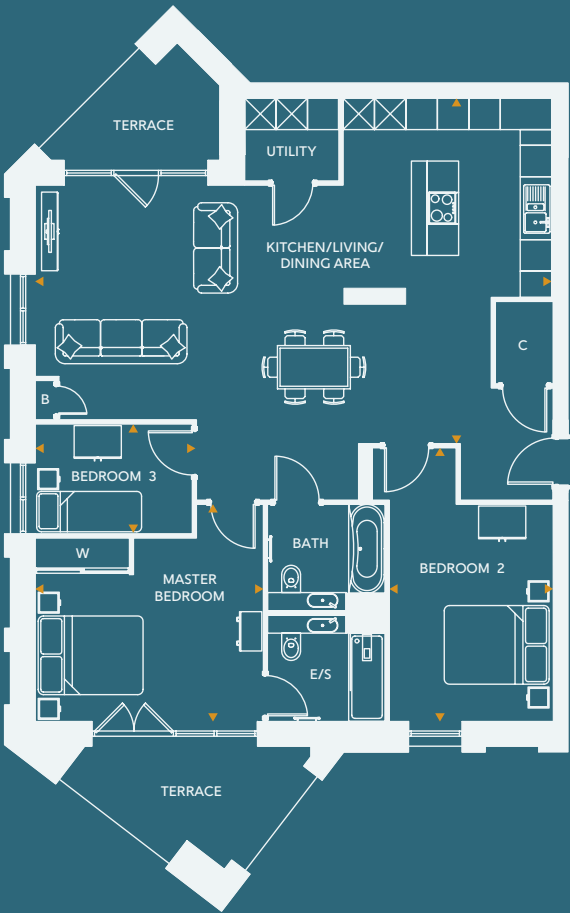




TYPE 20

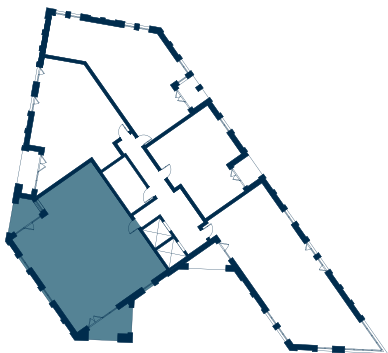
3 Bedroom

Overall Size - 110.9 m² | 1193 ft²

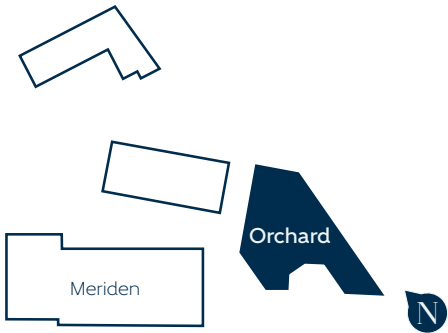


Kitchen/Living/Dining Area	9.9m x 6.6m	32'6" x 21'8"
Master Bedroom	4.3m x 4.1m	14'1" x 13'5"
Bedroom 2	5.2m x 3.1m	17'1" x 10'2"
Bedroom 3	3.0m x 2.1m	9'10" x 6'11"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Floor 5 Plot 98
Floor 6 Plot 103









BUILT WITH PASSION, DELIVERED WITH PRIDE.

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders of the South East. This is due, in no small part, to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers, both in terms of quality and value for money. Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology. Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme.

Through Project Genesis, Weston Homes has taken house building to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on-site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on-site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property. As the Company has grown, its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of surrounding Home Counties.

Weston Homes Plc now has an established history in London and the Home Counties. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.

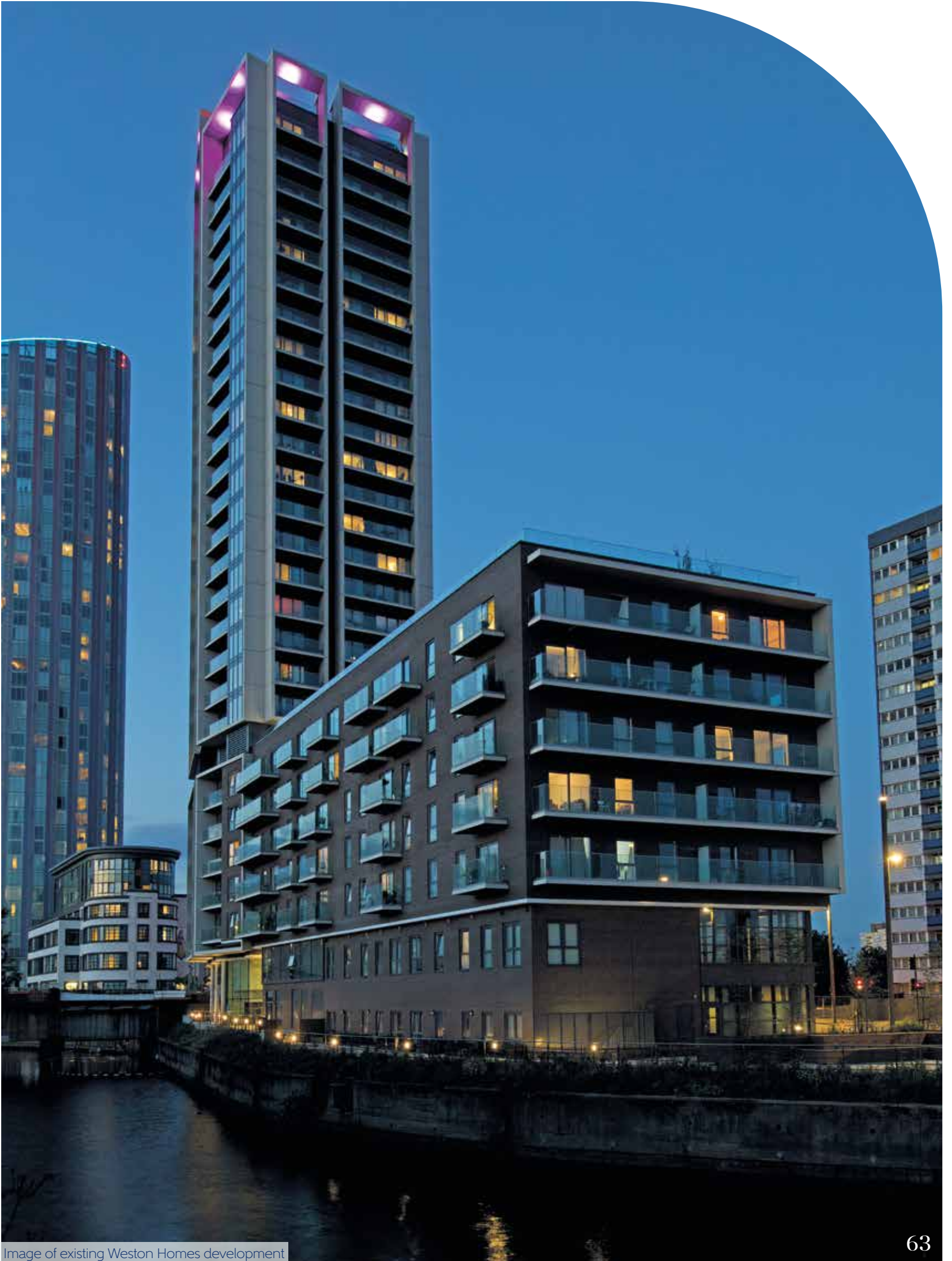


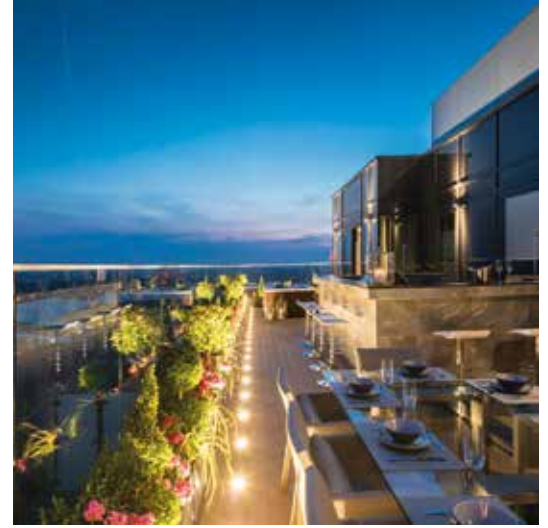
Image of existing Weston Homes development







Computer generated image



HOME BUYERS INFORMATION PACK

All purchasers at Watford Cross will be presented with an information manual from Weston Homes at the point of reservation. The information manual includes all of the information needed to ensure the purchasing process is as smooth as possible; the manual takes the purchaser through all the stages they will encounter, from reservation through to exchange and will even give advice on how to prepare for completion and occupancy. When collecting keys for a Watford Cross property, the purchaser will receive a further handover manual, presented in a leather bound folio; containing all manuals for every appliance in the new property as well as important information and contact details. The home-owner's folio also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Watford Cross as stress-free as possible.



TERMS AND CONDITIONS

Deposit

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

Reservation

On reservation, the selling agent will require details of the purchaser's solicitor who must be instructed immediately.

Exchange of Contracts

The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agent.

Completion

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agent.

Please Note:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of the selling agent has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through the selling agent.

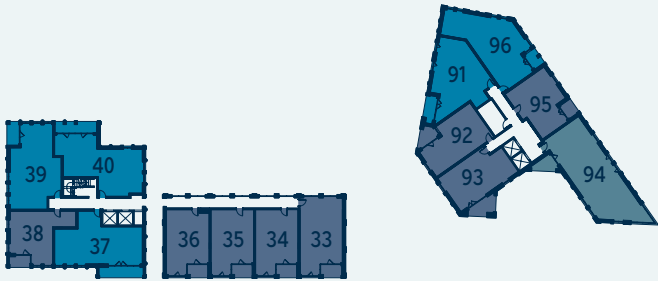
The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floor plans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floor plans, configuration and layouts are included for guidance only, please refer to drawings in sales office. It should be noted that the representations of Watford Cross whilst similar to the development, may not necessarily be accurate in every respect.

These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Watford Cross is the marketing name for use until a permanent postal address has been issued.

● 1 Bedroom ● 2 Bedroom ● 3 Bedroom



PLOT LOCATOR



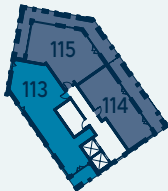
Floor 4



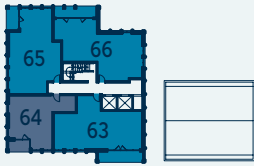
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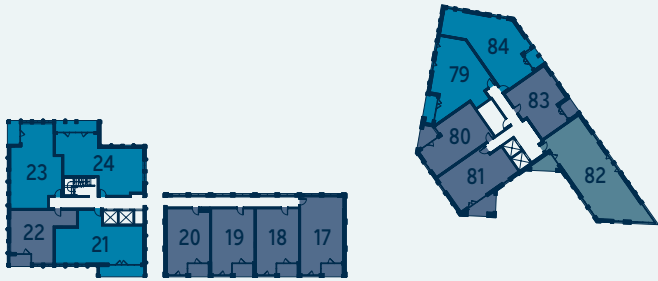
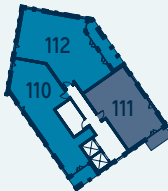
Floor 9



Floor 3



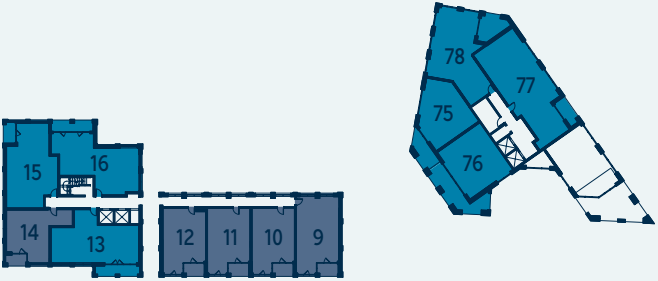
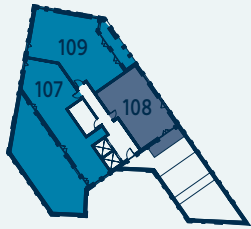
Floor 8



Floor 2



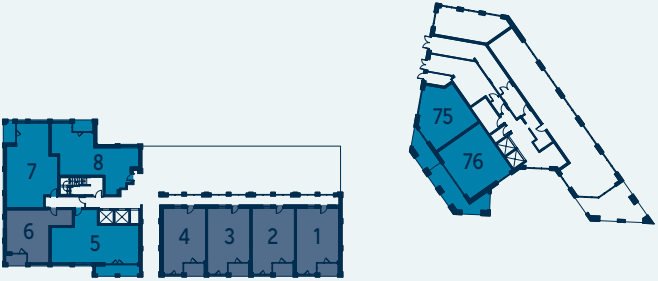
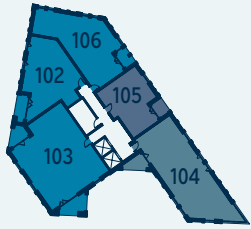
Floor 7



Floor 1



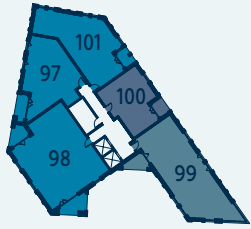
Floor 6



Floor 0



Floor 5





PLOT LOCATOR

PLEASE SEE OVERLEAF



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