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# KINGS LANGLEY ESTATES

SALES & LETTINGS

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**ARCHWAY HOUSE, 4 ORPHANAGE ROAD,  
WATFORD, WD17 1PG**

**SOLE AGENTS**

**[WWW.KINGSLANGLEYESTATES.CO.UK](http://WWW.KINGSLANGLEYESTATES.CO.UK)**



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**A gated development of ten apartments conveniently situated within walking distance to Watford Junction Station and the Town Centre.**

**This three story development has a rear park for 15 cars.**

**The apartments are currently rented on Assured Shorhold Tenancies and has the benefit of being Sold with the Freehold interest.**

**360 walk through tours of each apartment are available upon request.**

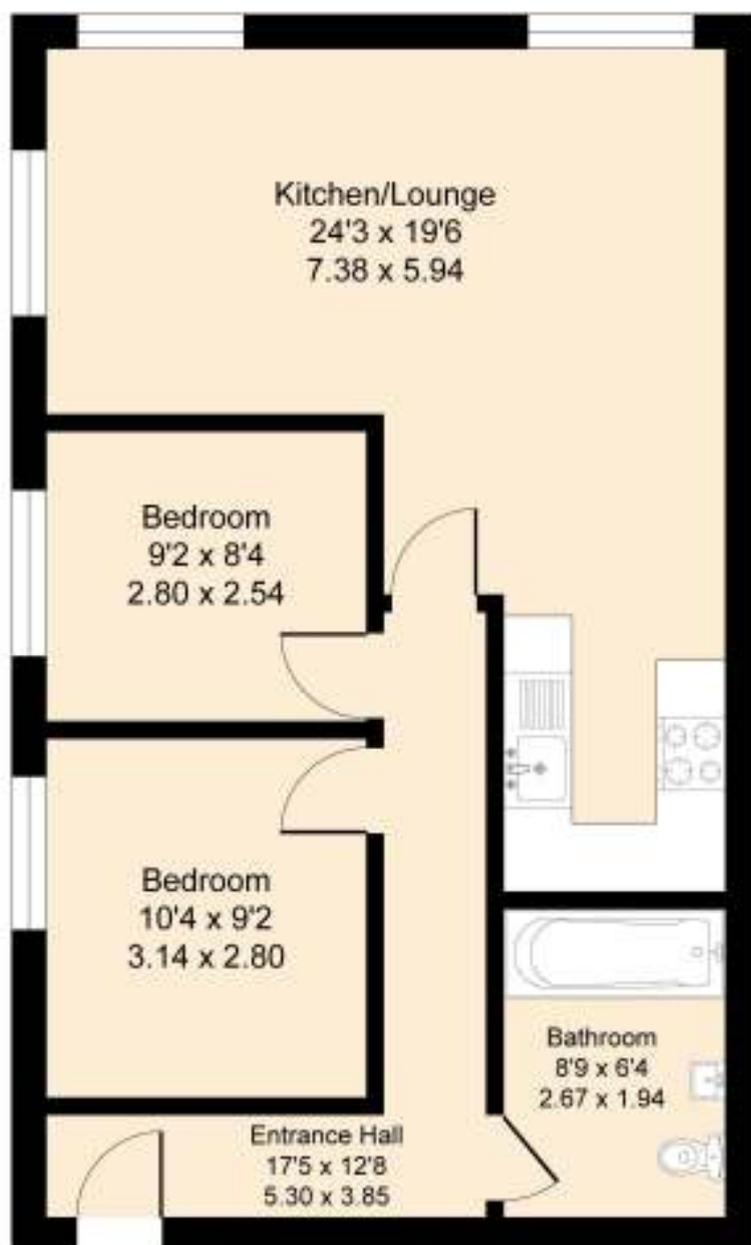
**For more information please contact**

**David Freeman on 01923 947373 or email [david@kingslangleystates.co.uk](mailto:david@kingslangleystates.co.uk)**

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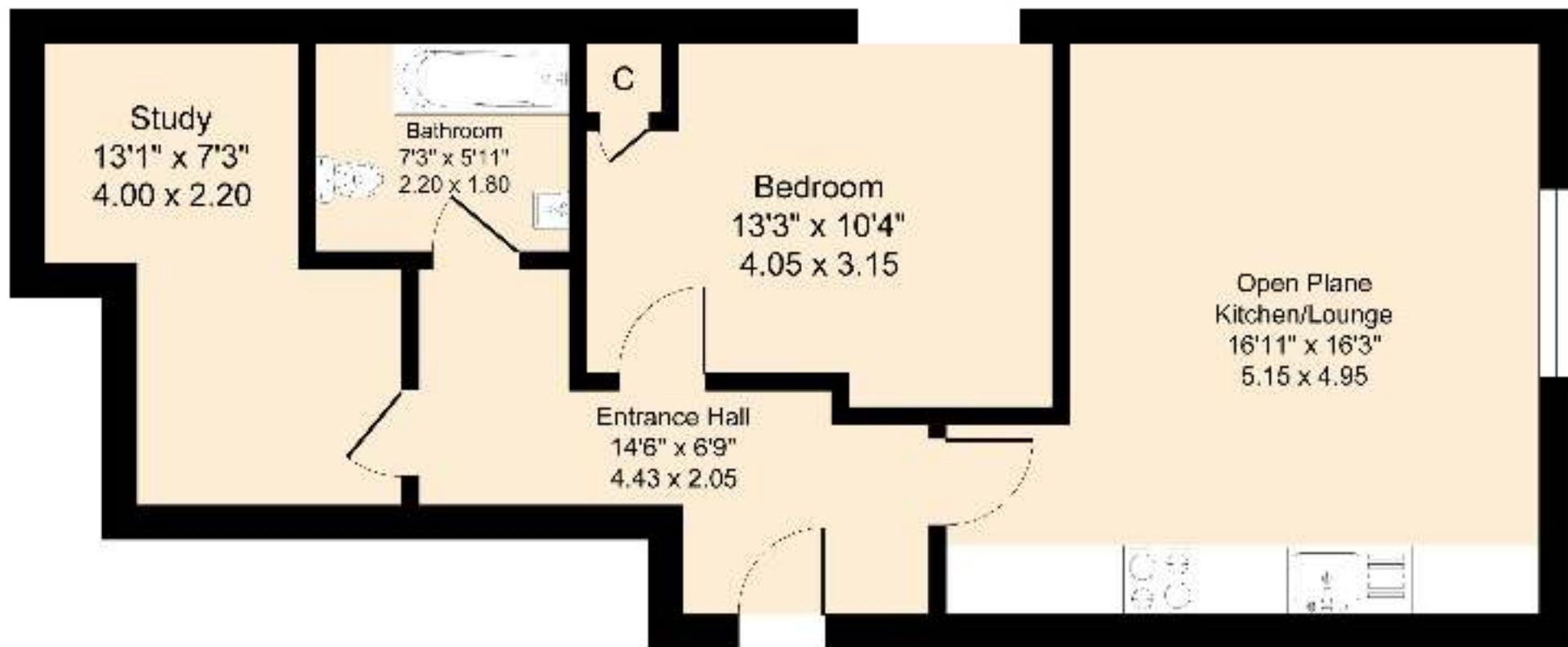


**Approximate Floor Area**  
**654.07 sq. ft**  
**(60.76 sq.m)**

### Flat 1 Archway

Approximate Gross Internal Area = 60.76 sq m / 654.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

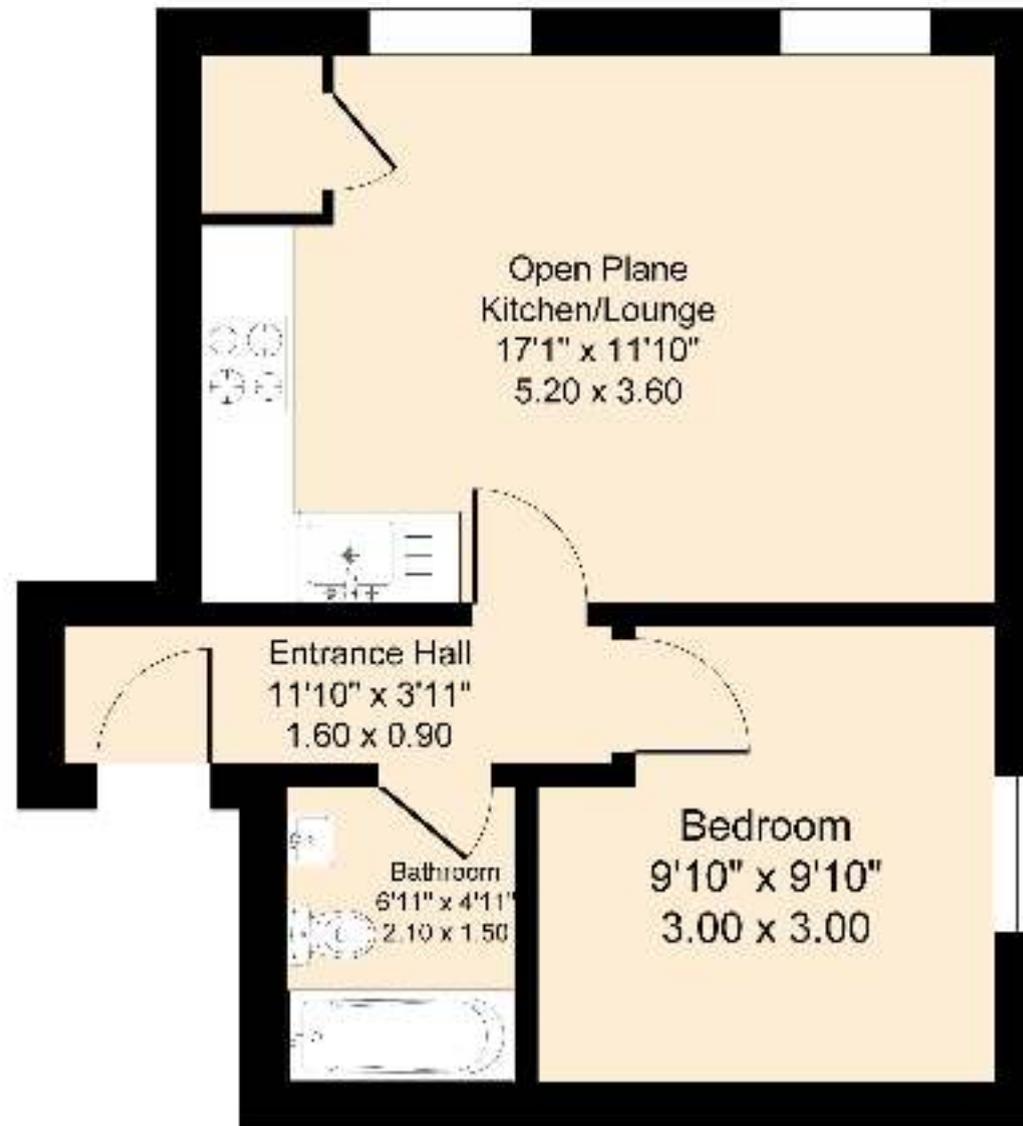


**Approximate Floor Area**  
**616.85 sq. ft**  
**(57.30 sq.m)**

### **Flat 2 Archway**

Approximate Gross Internal Area = 57.30 sq m /616.85 sq ft

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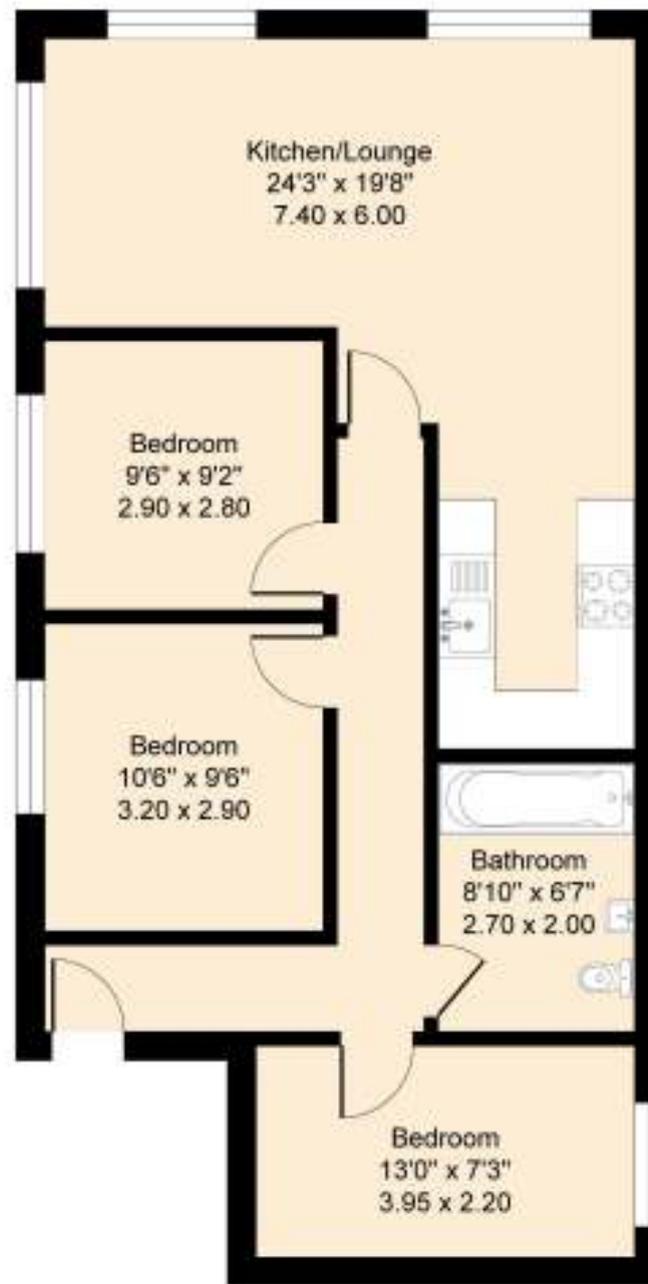


**Approximate Floor Area**  
**371.83 sq. ft**  
**(34.54 sq.m)**

### Flat 3 Archway

Approximate Gross Internal Area = 34.54 sq m /371.83 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

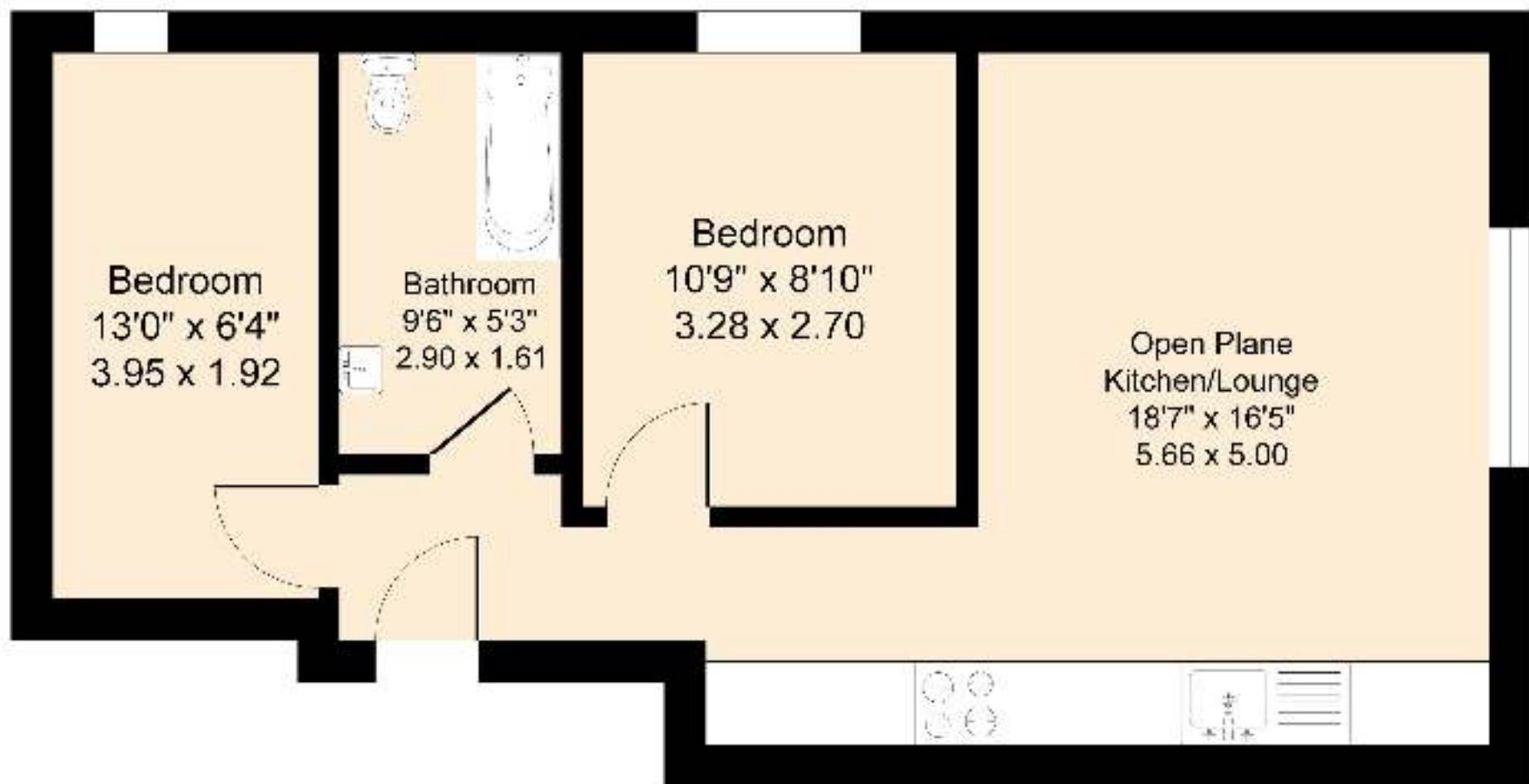


**First Floor**  
**Approximate Floor Area**  
**71.38 sq. ft**  
**(6.631 sq.m)**

### Flat 4 Archway Homes

Approximate Gross Internal Area = 6.631 sq m /71.38 sq ft

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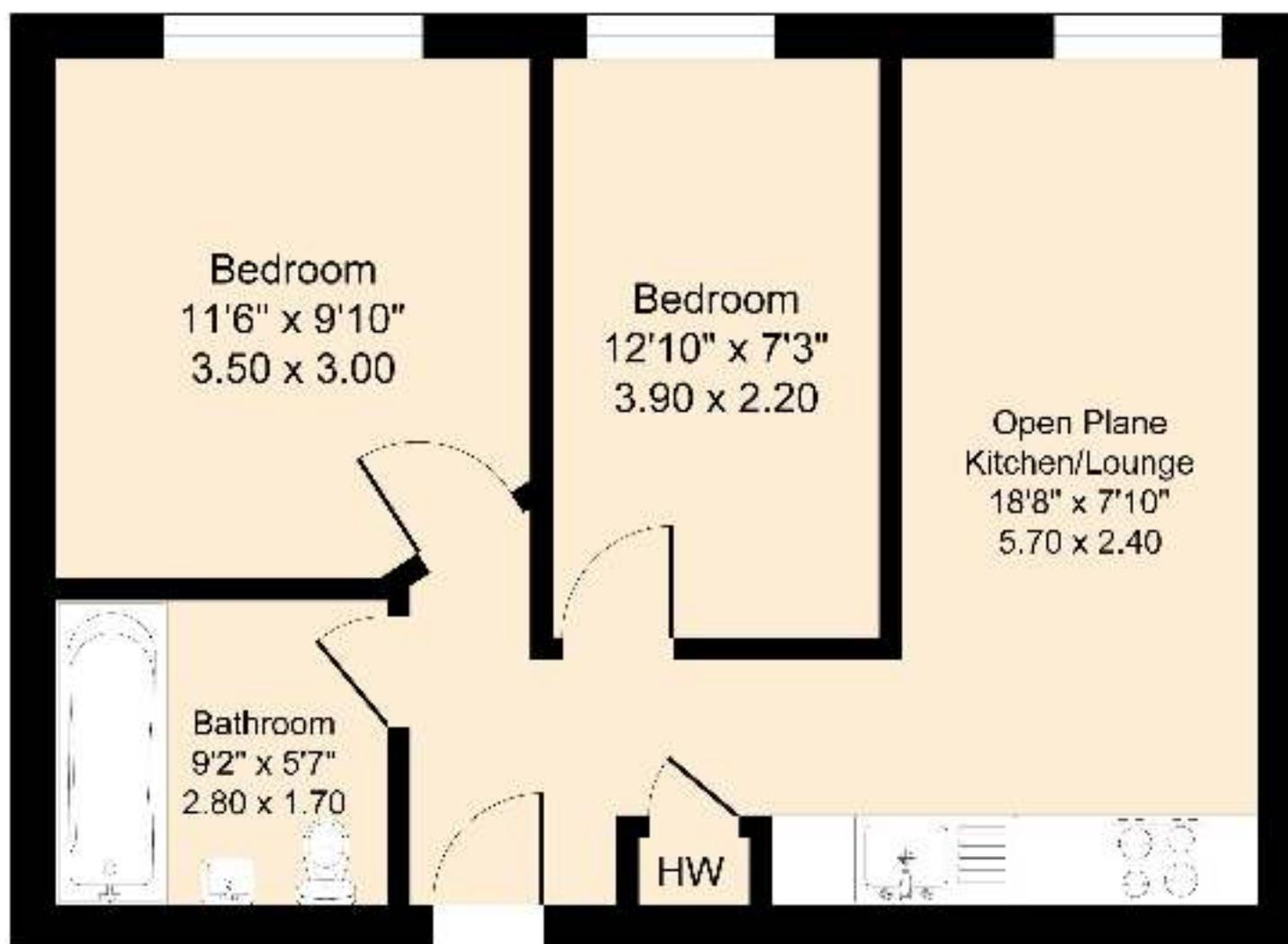


**Approximate Floor Area**  
**513.85 sq. ft**  
**(47.73 sq.m)**

### Flat 5 Archway

Approximate Gross Internal Area = 47.73 sq m / 513.85 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

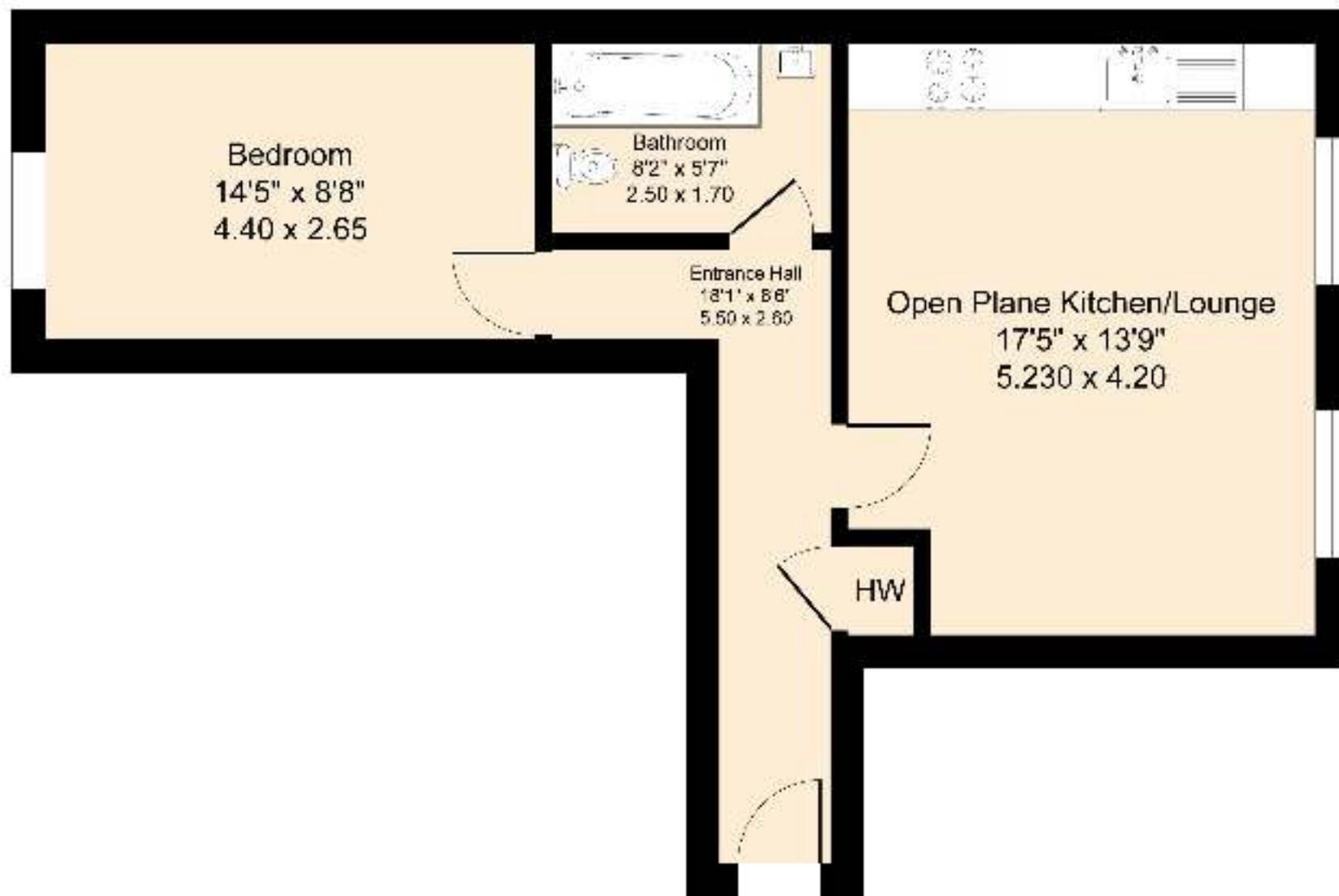


**Approximate Floor Area**  
**496.96 sq. ft**  
**(46.17 sq.m)**

### Flat 6 Archway

Approximate Gross Internal Area = 46.17 sq m /496.96 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

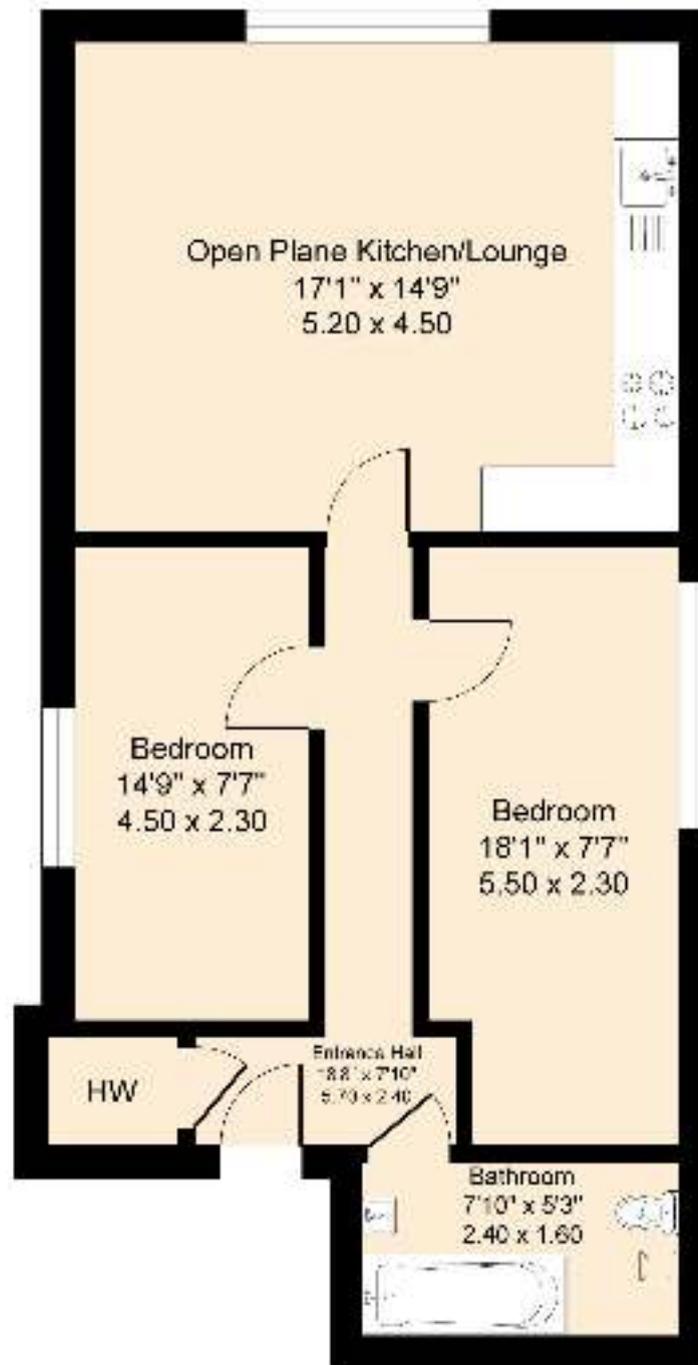


**Approximate Floor Area**  
**499.84 sq. ft**  
**(46.43 sq.m)**

### Flat 7 Archway

Approximate Gross Internal Area = 46.43 sq m /499.84 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale



**Approximate Floor Area**  
**654.25 sq. ft**  
**(60.78 sq.m)**

### Flat 8 Archway

Approximate Gross Internal Area = 60.78 sq m /654.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale



**Approximate Floor Area**  
**572.09 sq. ft**  
**(53.14 sq.m)**

### **Flat 9 Archway**

Approximate Gross Internal Area = 53.14 sq m /572.09 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale



**Approximate Floor Area**  
**1040.24 sq. ft**  
**(96.64 sq.m)**

### Flat 10 Archway

Approximate Gross Internal Area = 96.64 sq m /1040.24 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale

“My company was established in the Village in 2019. From the hard work & founding principles then - and both aspects have very much remained true to today - we quickly grew to become an award winning company in the local area. Our record in consistently handling the selling & Letting of properties brought to the market has been particularly impressive with a consistency demonstrable track record.”

*D Freeman*

DAVID FREEMAN

DIRECTOR



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ESTATES  
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**Kings Langley, WD4 8LZ**

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**[kingslangleyestates.co.uk](http://kingslangleyestates.co.uk)**

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