



**THE
EIGHT
GARDENS**
Watford



THE EIGHT GARDENS
A New Legacy for Watford

Union Court at The Eight Gardens is the exciting first phase of this new legacy mixed-use development that is set to transform the local area, bringing a unique new destination to Watford. With its sophisticated interiors, gardens and facilities on site, plus all of the cultural and leisure amenities of London just a 14-minute train journey away, residents can enjoy working, relaxing and socialising in the Capital, then return home as easily as if they lived in one of London's popular Zone 1 or 2 locations.



Computer generated images of The Eight Gardens are indicative only

Berkeley
Designed for life

Introducing THE EIGHT GARDENS

These spectacular apartments surrounded by beautifully landscaped open spaces and public art offer a host of residents' facilities including a gym, screening room, business lounge with meeting room facilities and 12 hour concierge.

The development is located moments from Watford Junction Station providing fast connections into central London in just 14 minutes.

Carefully curated public art has been positioned around the development along with a private residents podium garden, roof top terraces and cafés, restaurants and retail outlets at ground level.



KEY FACTS



Residents' roof gardens and podium gardens



Residents' Gym,
screening room and
12-hour concierge



4 minute walk to
Watford Junction tube
Station



Close to The Harry Potter
Studio Tour at Warner
Bros. Studio

TRAVEL TIMES



BY TRAIN FROM WATFORD JUNCTION

WEMBLEY CENTRAL

11 mins

LONDON EUSTON

14 mins

KING'S CROSS & ST PANCRAS

(and Harry Potter's Platform 9 3/4)
23 mins (1 change)* |

LONDON VICTORIA

29 mins (1 change)*

SHEPHERD'S BUSH

30 mins |

BANK

30 mins (1 change)*

CLAPHAM JUNCTION

43 mins

CANARY WHARF

44 mins (2 changes)*

BIRMINGHAM NEW STREET

1 hr 8 mins



BY CAR FROM EIGHT GARDENS

THE GROVE

9 mins, 2.2 miles/3.5 km

M1

10 mins, 2.5 miles/4 km

WARNER BROS.

STUDIO TOUR

10 mins, 2.5 miles/4 km

M25

12 mins, 5 miles/8 km

LUTON AIRPORT

28 mins, 18.2 miles/29.2 km

HEATHROW AIRPORT

30 mins, 20.2 miles/32.5 km

LONDON ZONE 1 -

BAKER STREET

40 mins, 18.5 miles/29.8 km

STANSTED AIRPORT

55 mins, 47 miles/75.6 km



BY BUS FROM EIGHT GARDENS

WATFORD JUNCTION
STATION

4 mins

WATFORD
MARKET STREET

7 mins

NORTH WATFORD
STATION

8 mins

GARSTON

12 mins

LEAVESDEN STUDIOS

14 mins

OXHEY PARK

20 mins

CHISWELL GREEN

22 mins

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



WHY INVEST IN WATFORD?



The town is rebuilding itself as a centre of finance, business, shopping, leisure and culture, with investment running to £1.6bn over the next 20 years.



17% predicted price growth 2021-2025. East of England. 12.6% across London.
Source: Savills



Watford Junction provides a 14 minute connection to London Euston.



Regeneration already underway with over £200m already invested into the Atria Shopping Centre.
Source: HertsLive 2021

HOUSE PRICE GROWTH FORECAST FROM 2022-2025

East of England	2022	2023	2024	2025
Knight Frank	4%	3%	3%	3%
Savills	3%	2.5%	2%	1.5%
CBRE	5%	3.9%	3.6%	3.6%
JLL	5%	4.5%	3.5%	4%

RENTAL PRICE GROWTH FORECAST FROM 2022-2025

East of England	2022	2023	2024	2025
Savills*	5%	3.5%	3%	3%
CBRE	1.4%	3.8%	3.6%	2.4%
Knight Frank	4%	3%	3%	3%

*UK excluding London

Source: Knight Frank, Savills, JLL and CBRE Research 2022

ON FOOT OR BY BIKE FROM EIGHT GARDENS

WATFORD JUNCTION STATION 4 mins on foot 0.3 miles/0.5 km

WATFORD TOWN CENTRE 17 mins on foot 0.8 miles/1.3 km

CASSIOBURY PARK 7 mins by bike 1.1 miles/1.8 km

WARNER BROS. STUDIO TOUR 14 mins by bike 2.1 miles/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, nationalrail.co.uk and intalink.org

* Times based on changing trains at London Euston



atria
Watford

THE DEVELOPMENT

Key features at The Eight Gardens:

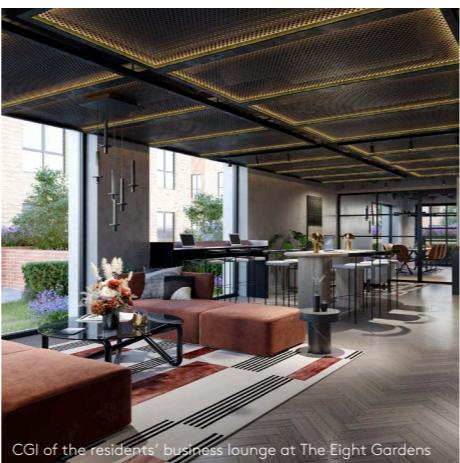
	6.2 acre site
	1,266 high quality new homes
	Mix of studio, 1, 2 and 3 bedroom apartments
	Residents' roof gardens and podium gardens
	Landscaped squares and public open space
	Residents' facilities including a fully equipped gym, screening room and concierge

	Creative work spaces
	State-of-the-art new primary school for nearly 420 pupils and 52 nursery places
	203 parking spaces and 41 electric vehicle charging points
	Commercial and retail facilities including cafés, retail, leisure facilities and children's play areas
	Sustainability features such as rain waterharvesting and Net Biodiversity Gain



APARTMENT MIX*

Union Court	Unit Mix	Size Range (sq ft)
Studio	34	404 - 412
1 Bedroom	18	538 - 609
2 Bedroom	81	664 - 854
3 Bedroom	8	855 - 891



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, green living and the regeneration of brownfield sites. 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

Q3/Q4 2024 - (L1-8)
Q4 24/Q1 2025 - (L9-12)

PARKING

There are 118 car parking spaces available for private residents in phase 1 and a further 12 spaces are allocated for private residents in phase 2. A right to park permit is available on selected apartments by separate negotiation at an additional premium of £25,000.

SERVICE CHARGES

Total service charge payable is £3.94 - £4.15 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 & maintenance to the grounds, gym and residents facilities. Where applicable, the service charge will also cover maintenance of the car park.*

*The service charge is indicative and subject to change.

UK PAYMENT TERMS

1. A booking deposit is payable upon reservation: £2000 for studio and 1 bedroom apartments and £5000 for 2 and 3 bedroom apartments
2. Exchange of contracts to take place within 21 days of issue of contracts from our solicitor
3. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
4. A further 10% advance payment of the purchase price is required 12 months after exchange of contracts
5. An additional 5% advance payment of the purchase price is required 18 months after exchange of contracts
6. Balance of 75% is payable upon completion

SITE PLAN



Computer generated images of Eight Gardens are indicative only



The Eight Gardens' is located in Watford, a major town in Hertfordshire, just 14-minutes by train from central London. As well as having fantastic access to the capital, it is a dynamic town with extensive dining and shopping, local theatres and entertainment venues, sports facilities and beautiful parks, Watford offers a fantastic lifestyle. The Eight Gardens' central location means that it's all there on the doorstep for residents.

LOCAL AREA

There's plenty to explore around the local area, with so many options for days or evenings out with friends and families.

THE ATRIA

1.8 miles/3 km
Bustling shopping centre featuring 145 retail units, a new department store, 11 restaurants and a nine-screen cinema.



THE GROVE

2.2 miles/3.5km
This luxurious five-star hotel, host of the 2019 NATO Summit, is set in 300 acres of countryside.

WARNER BROS. STUDIO TOUR LONDON

2.5 miles/4 km
The Making of Harry Potter at the Warner Bros. Studio in Leavesden is a magical day out and the UK's most popular tourist attraction.



PUBLIC ART

The outdoor space at The Eight Gardens has been beautifully designed to create areas where residents can relax, feel inspired and connect with the landscape. Art and sculpture form focal points, while beautiful planting and landscaping features provide interest for all the senses.

The four garden areas each have their own distinctive identity, united by the theme of papercraft, which reflects Watford's industrial heritage.



1 DICKINSON MEWS GARDENS WATERWAYS



Dickinson Mews Gardens reflects the important role Watford's Grand Union Canal played in the development of industry. Leavesden film studios was once the site of Leavesden Aerodrome, where fighter and bomber aircraft were manufactured during World War II.

2 DICKINSON MEWS SQUARE WINGS



Dickinson Mews Square celebrates the history of aviation in the area. Leavesden film studios was once the site of Leavesden Aerodrome, where fighter and bomber aircraft were manufactured during World War II.

3 PENN SQUARE LIFE & GROWTH



At the heart of Penn Square is a sculptural, multifaceted tree. Inspired by a cedar tree in Watford's Cassiobury Park, this contemporary interpretation is made up of origami forms to create a canopy, with perforations and cut outs to reflect how light dapples through leaves.

4 FAUNA WALK NATURAL HERITAGE



Fauna Walk celebrates Watford's wildlife with a series of animal sculptures located throughout this woodland inspired trail.

EDUCATION



WATFORD GRAMMER SCHOOL FOR BOYS
1.2 miles/1.9km
28 mins by foot

WATFORD GRAMMER SCHOOL FOR GIRLS
1.3 miles/2.1km
26 mins by foot

ST MARGARET'S SCHOOL (SENIOR)
3 miles/4.8km
14 mins by car

ST MARGARET'S SCHOOL (SENIOR)
3 miles/4.8km
14 mins by car

IMMANUEL COLLEGE (SENIOR)
4.2 miles/6.8km
21 mins by car

MERCHANT TAYLORS' SCHOOL
5.1 miles/8.2km
18 mins by car

THE HABERDASHERS' ASKE'S SCHOOL FOR BOYS
5.6 miles/9km
19 mins by car

THE HABERDASHERS' ASKE'S SCHOOL FOR GIRLS
6.2 miles/10km
21 mins by car

ST HELEN'S
5.3 miles/8.5km
22 mins by car

ST HELEN'S
5.3 miles/8.5km
22 mins by car

Watford has an excellent reputation for education, with several 'Good' or 'Outstanding' Ofsted rated schools close to The Eight Gardens. These include Watford Grammar School for Girls (Outstanding) and Watford Grammar School for Boys (Outstanding). Watford is also ideally located within the 'golden triangle' formed by the renowned university cities of Oxford, Cambridge and London, with easy access to these world-class institutions.



18.1 miles/29.1km
24 mins by train



20.1 miles/32.3km
40 mins by train



20 miles/32.2km
51 mins by train



49.2 miles/79.2km
1 hour 5 mins by car



50.5 miles/81.3km
1 hour 17 mins by car

Travel times and distances are approximate.
Sources: Google Maps and nationalrail.co.uk



CONTACT DETAILS

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OUR VISION
2030
 TRANSFORMING TOMORROW

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 Customers**
 Gold 2022

 **JLL**

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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. Computer generated images are indicative only.