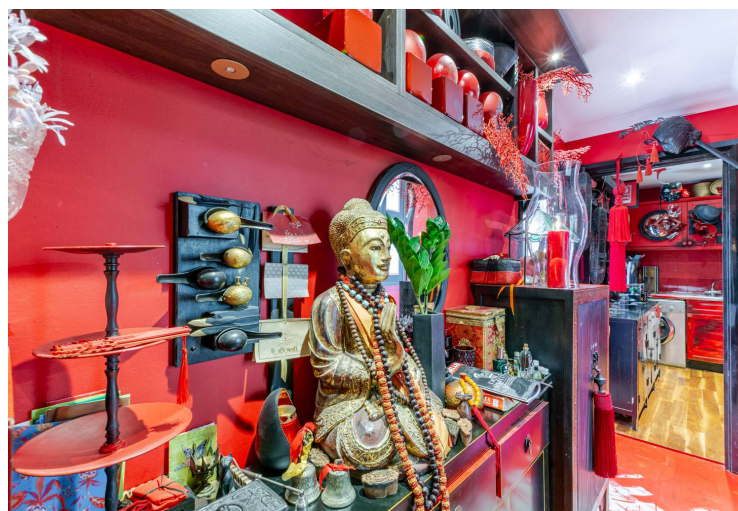




Northway, Rickmansworth, WD3

£375,000 Leasehold

TWO DOUBLE BEDROOM PENTHOUSE APARTMENT • LIVING/DINING ROOM • MODERN KITCHEN • EN-SUITE SHOWER ROOM & BATHROOM • PRIVATE BALCONY • ALLOCATED PARKING SPACE • LIFT TO ALL FLOORS • GATED DEVELOPMENT WITH CONCIERGE AND RESIDENTS GYM • TOWN CENTRE LOCATION, CLOSE TO STATION • LONG LEASE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A stylish TWO DOUBLE BEDROOM PENTHOUSE APARTMENT, situated in a gated town centre development, close to Rickmansworth station.

Blending striking contemporary design with vibrant, eclectic interiors, this exceptional two-bedroom, two-bathroom flat offers a rare blend of modern comfort and individual flair. Set within a modern and gated development, the interior reveals a bright and open reception area with elegant built-in shelving, artistic mirrors, and creative wall art enhancing the sense of space and personality. The kitchen is designed with bold red cabinetry, modern appliances, and ample storage, all illuminated by natural light and vibrant decorative accents. Both bedrooms showcase unique character with bedroom one benefitting from an en-suite shower room. The family bathroom exudes modern luxury, offering a bath with shower overhead, contemporary vanity, and fully tiled walls. Bedroom two is currently converted into a home office/library which makes an ideal study for professionals. It has been fitted with bespoke units by Neville Johnson, who also designed the custom made storage, display and television units in the living room.

This top-floor apartment has a private balcony offering stunning views to enjoy with morning coffee or evening relaxation and it benefits from a large loft storage space spanning the size of the apartment. Residents can enjoy the use of the developments concierge and gym. There is also one allocated parking space.

Rickmansworth combines beautiful green spaces with superb commuter convenience. Enjoy the Aquadrome's lakes, café, water sports, canal walks and woodland trails, with Stocker's Lake Nature Reserve nearby and Denham's open-water swimming and water-skiing facilities just 10 minutes away. Local amenities include Waitrose and M&S supermarkets, while David Lloyd gym, the renowned Moor Park Golf Club and The Grove Hotel & Spa, as well as Watford's shopping, dining and entertainment options are all within easy reach. Excellent transport links provide convenient access to London, Heathrow, Luton and Stansted airports and Rickmansworth Metropolitan line station and local bus services are close by. Families benefit from a selection of highly regarded schools, including Royal Masonic School and York House School.

Nearest Station: 0.2 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

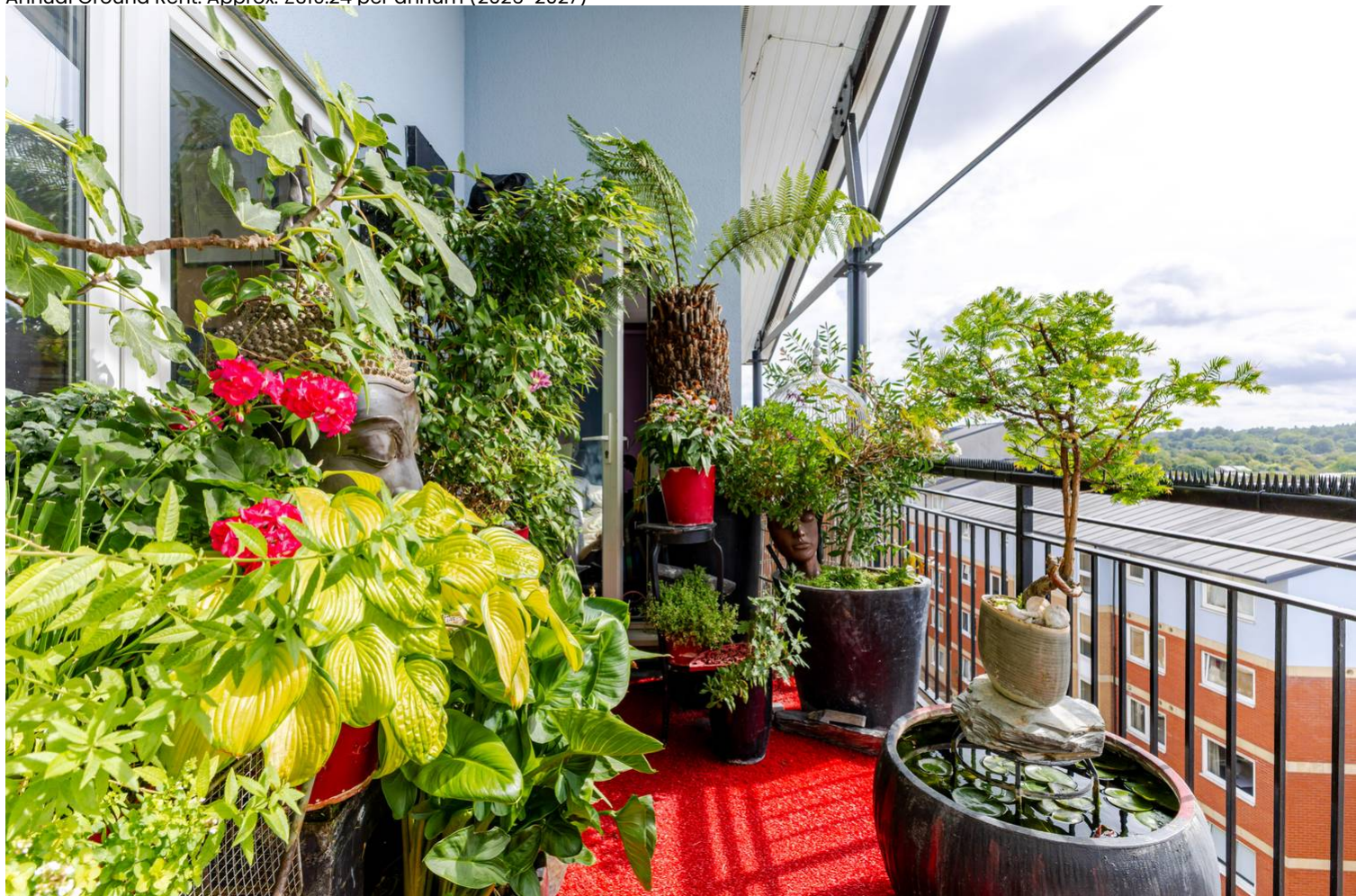
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 973 years remaining

Annual Service Charge: Approx. £6783.82 per annum (2026-2027)

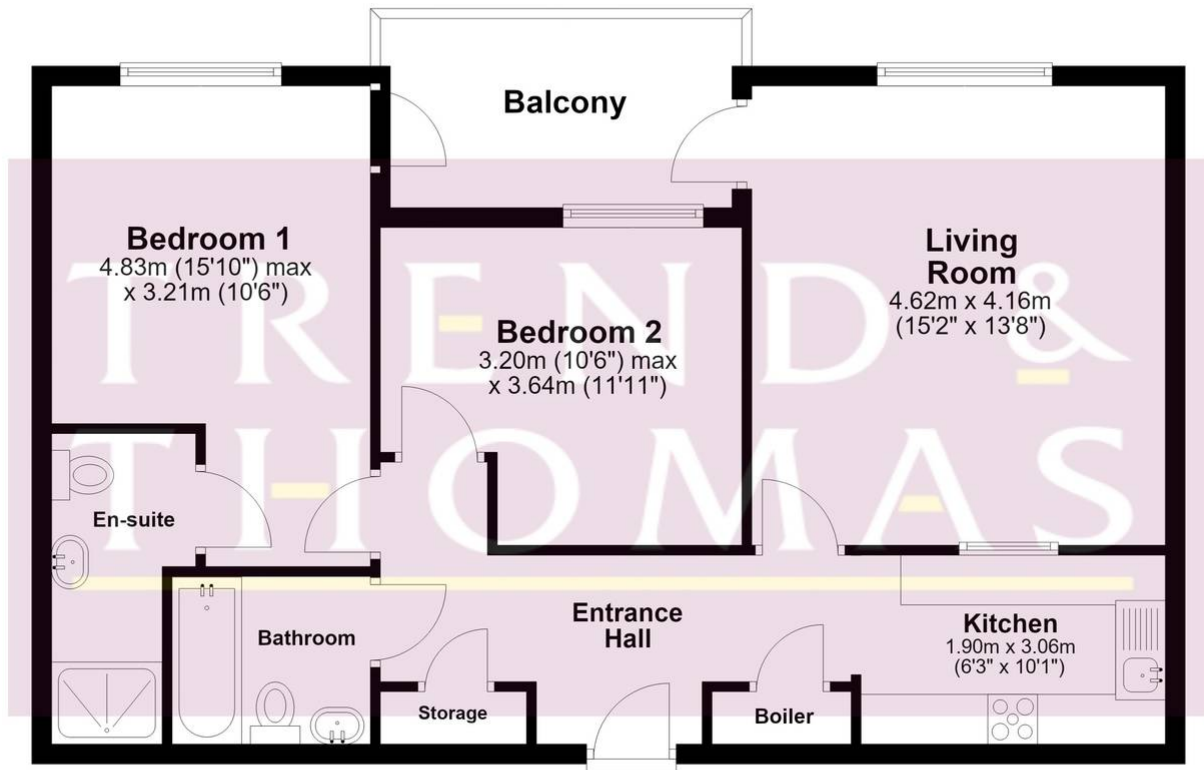
Annual Ground Rent: Approx. £319.24 per annum (2026-2027)





Fifth Floor

Approx. 67.0 sq. metres (721.4 sq. feet)
(excluding Balcony)



Total area: approx. 67.0 sq. metres (721.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.