

DISCOVER

# WATFORD

*Uncover the potential of this thriving town*



THE  
EIGHT  
GARDENS

*Watford*

WHY INVEST  
*in* WATFORD?

*From connections to countryside,  
there are so many reasons*

*the art of*  
GARDEN  
DESIGN

*Explore the unique green space  
at The Eight Gardens*

THE HOME OF  
**Barbie**

*Watford's booming film industry  
includes the Warner Bros.  
Studio Tour London*

*Just 14 minutes by  
train from London*

Enjoy luxurious and sophisticated city living  
in this well-connected destination

**Berkeley**  
Designed for life

  
**10 TRAINS  
AN HOUR**  
*to London Euston*



  
**14 MINUTES  
BY TRAIN**  
*to London Euston*



**92.7% OF HOMES ARE WITHIN  
A 200M WALK OF A BUS, TRAIN OR TUBE**



SOURCE: DATALOFT, DEPARTMENT FOR TRANSPORT, ORDNANCE SURVEY 2021



**£1.6BN**  
INVESTED IN  
TOWN CENTRE  
OVER THE NEXT 10 - 15 YEARS

SOURCE: WWW.WATFORD.GOV.UK/  
BUSINESS-SUPPORT-2/INVESTMENT-OPPORTUNITIES

**Harry Potter**

**10 MINUTES  
BY CAR** 

*to Warner Bros.  
Studio Tour London  
– The Making  
of Harry Potter*

**17.6%**  
RENTAL  
GROWTH  
FORECASTED  
BETWEEN  
2023

SOURCE: KNIGHT FRANK

# WHY WATFORD?

**FOR RENTERS** WATFORD  
OFFERS A CONSIDERABLE  
PRICE ADVANTAGE  
OVER LONDON

**FOR INVESTORS** WATFORD  
OFFERS BOTH A LOWER ENTRY  
POINT INVESTMENT AND HIGHER  
YIELDS THAN LONDON

**#1**

COMMUTER  
DESTINATION  
TO LONDON

SOURCE: ZOOPLA 2020

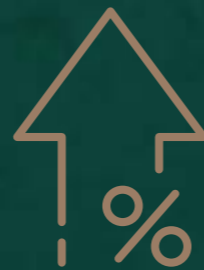
**#2**

MOST  
COMPETITIVE  
ECONOMY  
IN EAST OF  
ENGLAND

SOURCE: UKCI 2021

**13.9%**  
HOUSE PRICE  
GROWTH  
FORECASTED  
BETWEEN  
2023-2027

SOURCE: JLL



Watford has plenty of green space for outdoor pursuits  
and has above the area average for coverage of EV charge points

OVER  
**70 km**  
OF CYCLE  
ROUTES



SOURCE: DATALOFT, PCT 2021  
BASED ON WD17 AND WD24

**250**   
HECTARES  
OF GREEN  
SPACE

THE AWARD-WINNING  
CASSIOBURY PARK

**37%** 

OF HOUSEHOLDS ARE  
WITHIN 400M OF A  
PUBLIC ELECTRIC VEHICLE  
CHARGING POINT

SOURCE: DATALOFT,  
ORDNANCE SURVEY 2021,  
BASED ON WD17 AND WD24

Watford offers quality provision for Primary, Secondary and Tertiary education  
in both the state and private sectors

**11** 

*Ofsted rated  
outstanding schools  
within the borough*

**20**   
INDEPENDENT  
SCHOOLS ARE  
WITHIN 5 MILES  
OF WATFORD

  
THE EIGHT GARDENS,  
WATFORD  
SITS WITHIN  
THE GOLDEN  
TRIANGLE  
FOR OXFORD,  
CAMBRIDGE AND  
LONDON UNIVERSITIES



# Where LONDON is on your doorstep



The Eight Gardens will bring a city lifestyle to Watford, with its sophisticated interiors, gardens and amenities on site, plus all 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 2 or 3 locations.



## A new gateway at Euston

Euston Station, where trains from Watford arrive in the capital, is undergoing its own transformation. As the main terminus for HS2 Phase One, it will benefit from a £1.8 billion redevelopment project, which will improve access, boost capacity and enable many commercial opportunities.

In addition, King's Cross St Pancras International is only a 12 minute walk\* from Euston station, with Eurostar services to Europe.



## Working and studying

You can enjoy all the career and educational opportunities that London has to offer while living at The Eight Gardens – without paying the high price of living in the capital. University College London is just opposite Euston Station, while The City, East London Tech City and London Bridge are a few minutes away by tube.

\*Times are approximate. Fastest journey times shown. Sources: Google Maps, nationalrail.co.uk and intalink.org

## Top attractions just an hour away

Many of London's iconic landmarks and famous attractions are within an hour's journey by train and tube from Watford, including:

- Buckingham Palace
- The London Eye
- Big Ben
- British Museum
- Natural History Museum
- Victoria and Albert Museum
- Science Museum
- Hyde Park
- Regent's Park
- Tower of London

## Shopping, dining and entertainment

Arrive in Euston and you are just minutes from many of the capital's most vibrant districts, with a wealth of shopping, dining, cultural and entertainment options. Walk a short distance to the newly rejuvenated King's Cross with the Harry Potter Shop at Platform 9¾, and its boutiques, restaurants and galleries at Coal Drops Yard and Granary Square. Nearby Fitzrovia and Soho offer inventive dining, trendy bars and buzzing nightspots. Islington, Westfield London, King's Road, the South Bank and West End are all within easy reach too, either via a quick tube journey, bike ride or bus.



# super CONNECTED WATFORD



## BY TRAIN FROM WATFORD JUNCTION

- WEMBLEY CENTRAL  
11 mins
- LONDON EUSTON  
14 mins
- KING'S CROSS & ST PANCRAS  
(and Harry Potter's Platform 9¾)  
23 mins (1 change)\* | **EUROSTAR**
- LONDON VICTORIA  
29 mins (1 change)\*
- BANK  
30 mins (1 change)\*
- CANARY WHARF  
44 mins (2 changes)\*
- BIRMINGHAM NEW STREET  
1 hr 8 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



## 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

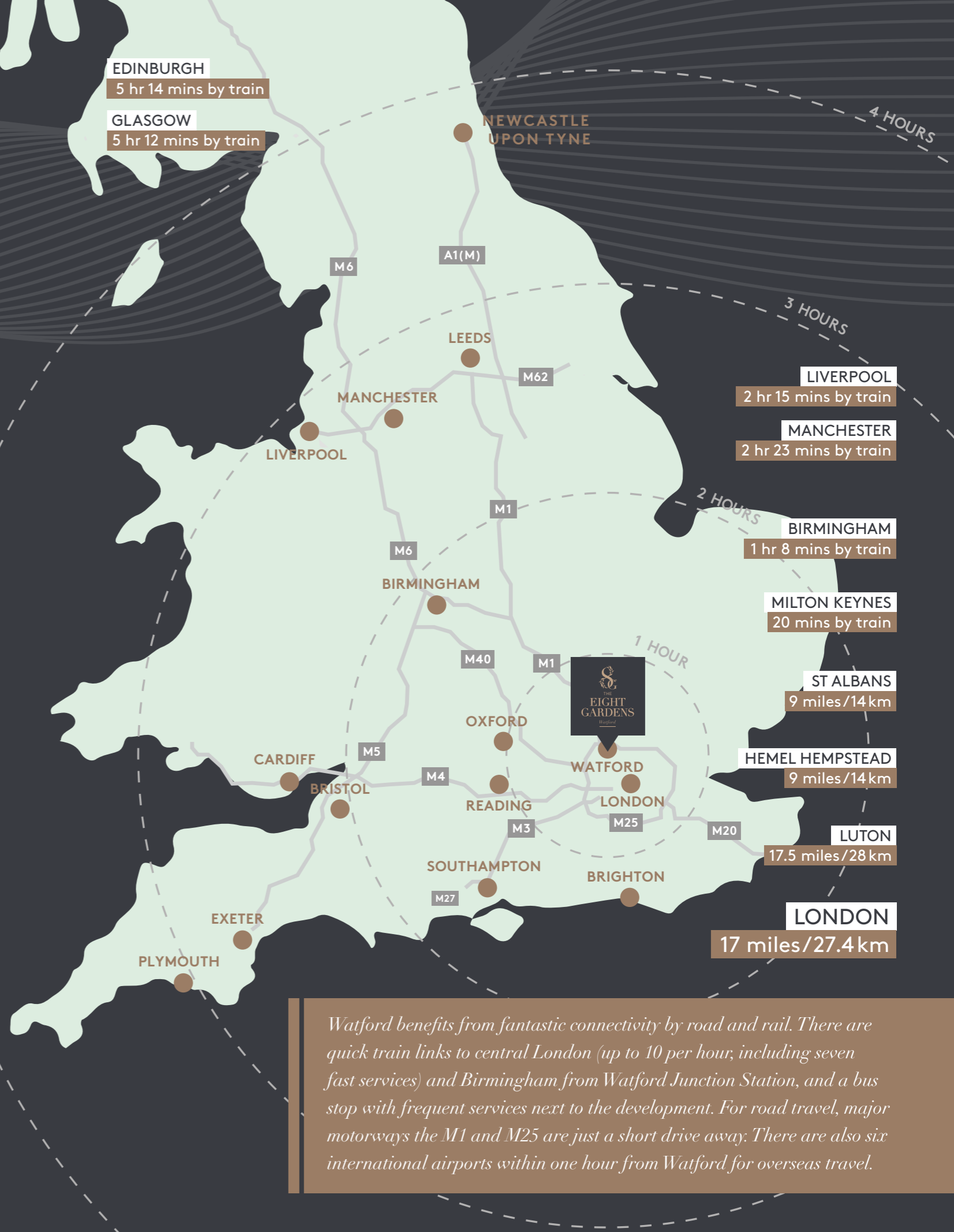


## BY BUS FROM EIGHT GARDENS

- WATFORD MARKET STREET  
7 mins
- NORTH WATFORD  
8 mins
- GARSTON  
12 mins
- LEAVESDEN STUDIOS  
14 mins
- OXHEY PARK  
20 mins
- CHISWELL GREEN  
22 mins
- THE GROVE  
30 mins

## ON FOOT OR BY BIKE FROM EIGHT GARDENS


- |  |  |  |  |   |   |
|--|--|--|--|---|---|
|  |  | • WATFORD JUNCTION STATION<br>4 mins on foot<br>0.3 miles/0.5 km | • WATFORD TOWN CENTRE<br>17 mins on foot<br>0.8 miles/1.3 km | • CASSIOBURY PARK<br>7 mins by bike<br>1.1 miles/1.8 km | • WARNER BROS. STUDIO TOUR<br>14 mins by bike<br>2.1 miles/3.4 km |
|--|--|--|--|---|---|



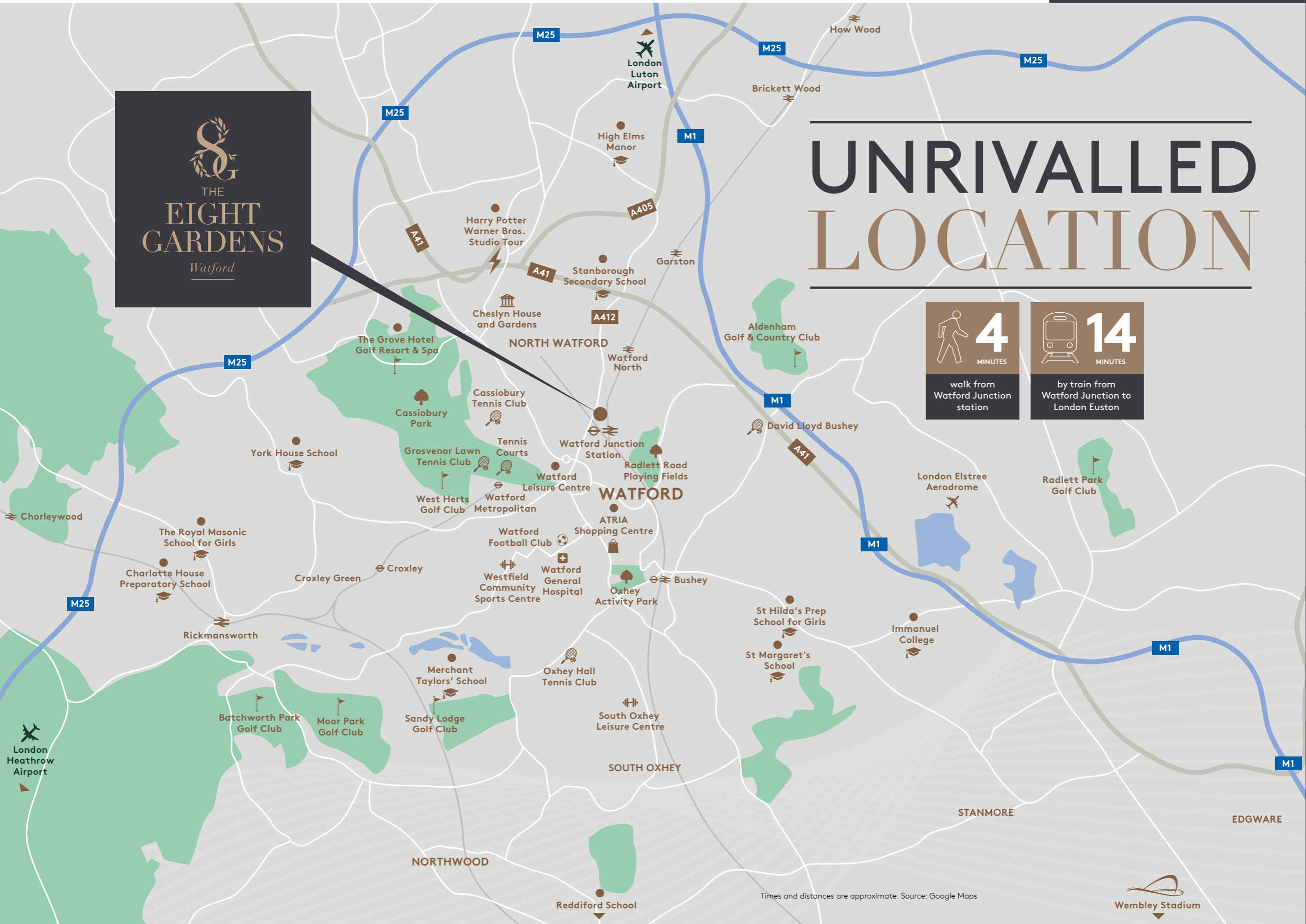
Watford benefits from fantastic connectivity by road and rail. There are quick train links to central London (up to 10 per hour, including seven fast services) and Birmingham from Watford Junction Station, and a bus stop with frequent services next to the development. For road travel, major motorways the M1 and M25 are just a short drive away. There are also six international airports within one hour from Watford for overseas travel.



# UNRIVALLED LOCATION

 **4**  
MINUTES  
walk from  
Watford Junction  
station

 **14**  
MINUTES  
by train from  
Watford Junction to  
London Euston



Times and distances are approximate. Source: Google Maps



# MAJOR REGENERATION in WATFORD

## AND IT ALL STARTS WITH THE EIGHT GARDENS

*It's all happening in Watford, with huge investment aimed at transforming the town into a major centre of finance, business, shopping, leisure and culture.*

Watford Borough Council explains that it is "committed to an ongoing redevelopment programme that is set to secure economic prosperity for decades. Over the next 10 to 15 years, more than £1.5 billion worth of investment will be leveraged by the council as part of an ambitious plan which will create thousands of new homes and jobs, with significantly improved services, transport infrastructure and leisure facilities."

The Eight Gardens is in the first phase of this regeneration scheme, setting the standard for this exciting transformation, and offering a superb investment opportunity. Further redevelopment for homes, amenities and green space is also taking place in West Watford.



Computer enhanced image is indicative only.

## THE NEW WATFORD



**Atria Watford**

[atriawatford.com](http://atriawatford.com)

- £180 million refurbishment and extension to Watford's shopping centre\*
- 1.4 million sq ft retail, catering and leisure destination
- New public spaces for entertainment and events



**Oxhey Activity Park**

[oxheyactivitypark.co.uk](http://oxheyactivitypark.co.uk)

- New sport and leisure facilities
- Café with riverside terrace, children's play area, improved walking and cycling routes, recreation facilities for skateboarding, scooters, blading, mountain bikes and BMX
- Creation of wetland areas and improvements to River Colne bankside



**Watford Junction Station**

- Used by 8 million people a year
- New façade, ticket hall, shopping facilities, bus stops, better walking routes and a brand new connecting bridge
- Partnership between Watford Borough Council, Halkin, Network Rail, London North Western Railways and Hertfordshire County Council



**Watford General Hospital**

[westhertshospitals.nhs.uk](http://westhertshospitals.nhs.uk)

- Plans approved to transform Watford General Hospital
- Huge investment in modern care facilities to create a 'Health Campus'
- Next to the redevelopment zone in West Watford



**Watford Business Park**

- £20 million redevelopment project to create a business park fit for the future\*
- Proposed first phase Greenhill Works will feature up to 7,100 sq m of new industrial/business space and associated facilities within an attractive landscaped setting
- Designed by award-winning architecture practice Studio Egret West



**Croxley Park**

[croxleypark.com](http://croxleypark.com)

- 700,000 sq ft of office and business space across 13 buildings
- Home to 60 companies and 2,400 employees, including Kodak, DLL, Medtronic, Laserfiche and Smiths
- Offers modern buildings with first-class amenities in a landscaped green setting

\*Sources: [www.watford.gov.uk/business-support-2/investment-opportunities](http://www.watford.gov.uk/business-support-2/investment-opportunities); [www.commercialnewsmedia.com/archives/82038](http://www.commercialnewsmedia.com/archives/82038); [visitwatford.com/invest/key-developments/watford-business-park](http://visitwatford.com/invest/key-developments/watford-business-park)

# did you KNOW?



# FASCINATING FACTS ABOUT *Watford*

*Let's start from the beginning... The name Watford was first mentioned in an Anglo-Saxon charter of 1007, as 'Watforda'.*



**FACT!** WATFORD IS HOME TO A BOOMING FILM INDUSTRY Warner Bros. Studios Leavesden is a 200-acre film studio complex, where recent hit film Barbie was filmed. It is also set to become the main production hub for the DC Studios franchise\*.



**FACT!**

Around 6,000 visitors enjoy the Harry Potter Studio Tour every day – that's around two million each year.



**FACT!**

Geri Halliwell of the Spice Girls grew up in Watford. She was born in Watford General Hospital and went to Watford Grammar School for Girls.



**FACT!**

Music legend Elton John is a huge fan of Watford Football Club – he owned it twice, and is now Honorary Life President – while singer George Michael went to Bushey Meads School, just outside Watford.

**FACT!**

Watford was once the biggest printing centre in the world, with many advances in printing originating here. Rotary photogravure was first used here to reproduce high quality fine art prints, and went on to be used to produce colour magazines.



**FACT!**

Boxer Anthony Joshua, two-time former world heavyweight champion, was born in Watford.



**FACT!**

The grand staircase of historic Cassiobury House was removed to the Metropolitan Museum of Art in New York, when the house was demolished in 1927.



**FACT!**

Author of the Narnia series C.S. Lewis attended Wynyard Boarding School in Watford from September 1908 to June 1910.



**FACT!**

The Colosseum in Watford is renowned for its acoustic qualities and has been used to record the soundtracks of The Lord of the Rings, The Sound of Music and Star Wars.



\* edition.cnn.com, 22/09/2023

### Leavesden Studios

The site of Leavesden Studios was originally an aerodrome, which was used during World War II. It was then taken over by Rolls Royce; when the company ended manufacturing there in 1992, plans were made to turn the site into a golf course and hotel. Instead, a film studio was built there for the James Bond film Golden Eye, as Pinewood Studios was full. And so began Leavesden's hugely successful incarnation as a studio, whose productions include *Star Wars: The Phantom Menace*, *Inception*, *Paddington*, *Wonder Woman*, *Spiderman: Far from Home* and, of course, the *Harry Potter* series. [wbsl.com](http://wbsl.com)



### Warner Bros. Studio Tour London

The Making of Harry Potter at the Warner Bros. Studio in Leavesden, Watford is a leading attraction in the South East. This remarkable tour takes you through the world of Hogwarts and Harry Potter, revealing many of the film's secrets and giving you access to a magical array of sets and props. [wbstudiotour.co.uk](http://wbstudiotour.co.uk)

### Watford Football Club

Watford FC, also known as The Hornets, is one of England's top clubs and a regular in the Premier League. It has existed since the early days of organised football, and was owned by Elton John in the 1970s and 1980s. He was chairman of the club until 2002 and is still a passionate supporter. [watfordfc.com](http://watfordfc.com)



# from WIZARDS to HORNETS



*Watford is a town that really stands out, with a strong sense of community pride and a rich heritage of industry and creativity that is still thriving today. Its location in Hertfordshire just outside London gives it easy access to both the city and surrounding countryside, while its own amenities are also a real draw. From its football club and theatres to its festivals and green spaces, including Cassiobury Park, recently voted one of the top 10 parks in the UK, Watford is buzzing with opportunities.*



### CONTEMPORARY DESIGN Hille & Robin Day

Founded in 1906, modern British furniture manufacturer Hille moved to North Watford in 1951. Here, the Robin Day/Hille collaboration began, including the ground-breaking 1963 Polypropylene chair, which sold in tens of millions worldwide. Day went on to create a whole 'polyprop' family, while the Hille company's success grew. Its showroom and office, Hille House, was designed by modernist architect Erno Goldfinger, and is immediately beside The Eight Gardens development site.

### Watford Short Film Festival

It's not just big budget movies that are at home in Watford. This annual short film festival showcases some of the best local, national and international talent, with awards for dramas, documentaries and animation, all of which must be under 15 minutes in length. [watch.eventive.org/watfordshortfilmfestival](http://watch.eventive.org/watfordshortfilmfestival)



### Cassiobury Park

The largest public open space in Watford, Cassiobury Park stretches from the town centre out to woodland and countryside. It features playgrounds, paddling pools, a miniature railway, nature reserve, walking and cycling trails, and sports facilities including football, Gaelic football, cricket, fishing, bowls, tennis, croquet and basketball. [watford.gov.uk](http://watford.gov.uk)



# BIG BUSINESS & entrepreneurs

Watford is part of a significant concentration of creative industries located in North London and South Hertfordshire. It is also home to a number of major companies and has a thriving film industry, led by Warner Bros. Studios Leavesden, one of the largest and most state-of-the-art facilities in Europe.

SIGNET JEWELERS  
THE WORLD'S LEADING  
RETAIL JEWELLERY  
SPECIALIST HAS OPENED  
ITS BRAND NEW OFFICES  
AT CROXLEY PARK IN  
WATFORD

WATFORD BUSINESS PARK  
3 MILES / 4.8 KM FROM THE EIGHT GARDENS

There are <b>54,700<sup>+</sup></b> employees in Watford	<b>100</b> businesses	<b>£20M*</b> investment for development	<b>1,200</b> employees
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\*Source: visitwatford.com/invest/key-developments/watford-business-park/

<sup>1</sup>Watford Final Draft Local Plan, January 2021  
Times and distances are approximate. Source: Google Maps

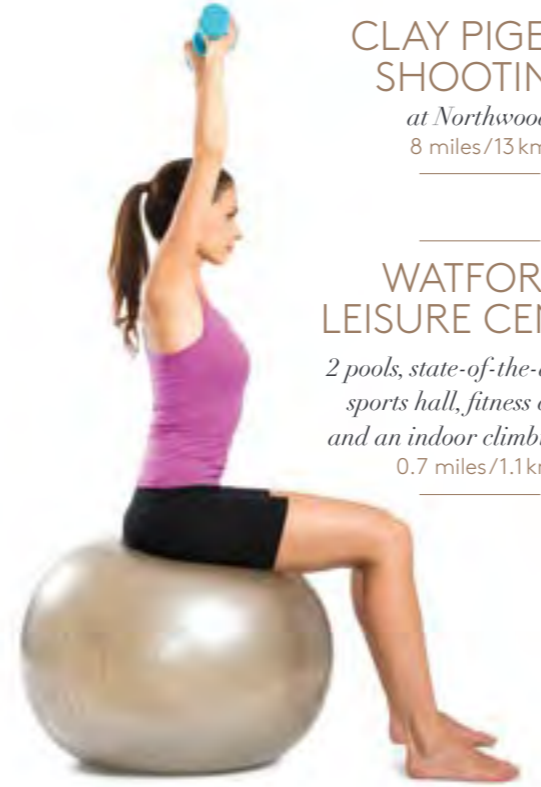
## COMPANIES IN WATFORD

 Global brand of full-service hotels and resort	 A multinational professional services network – considered one of the Big Four accounting organisations	 Pricewaterhouse Coopers an international professional services organisation – considered one of the Big Four accounting organisations
<b>RALPH LAUREN</b> Global leader in design and distribution of premium lifestyle products	 British fashion retail chain	 Global leading entertainment company
 An advertisement holding company	 French concessions and construction company	 The United Kingdom's largest specialist retailer of wine
 A membership-only chain of big-box retail stores	 American multinational department store corporation	 American multinational finance and insurance corporation
<b>CAMELOT</b> The Camelot group operator of the UK national lottery	 Home improvement retailer and garden centre	 Private coach service operator
<b>wetherspoon</b> UK Pub chain	 Online supermarket/grocery retailer and delivery company	 Online fashion retailer



ROYAL WINDSOR  
RACECOURSE  
*35 minutes by car*  
29 miles/47 km

190 ACRES  
*of green space at*  
Cassiobury Park  
1.1 miles/1.8 km



CLAY PIGEON  
SHOOTING  
*at Northwood*  
8 miles/13 km

WATFORD  
LEISURE CENTRE  
*2 pools, state-of-the-art gym,*  
*sports hall, fitness classes*  
*and an indoor climbing wall*  
0.7 miles/1.1 km



35 MINUTES  
BY CAR  
*to Chiltern Hills Area of*  
*Outstanding Natural Beauty*



OXHEY  
ACTIVITY PARK  
*with skatepark, play areas,*  
*bike trails and bike pump track*  
2.4 miles/3.8 km



TENNIS  
*4 tennis clubs*  
*and public courts*  
within 2.5 miles/4 km

# enjoy a VIBRANT life style



DESIGNER  
SHOPPING

*40 miles/64 km to Bicester Village Designer Outlet;*  
*30 mins to Shepherd's Bush by train for*  
*Westfield London; 35 mins to West Brompton*  
*for Chelsea shopping*



GOLF  
*A golfer's paradise*  
*with 77 courses*  
*in the county*



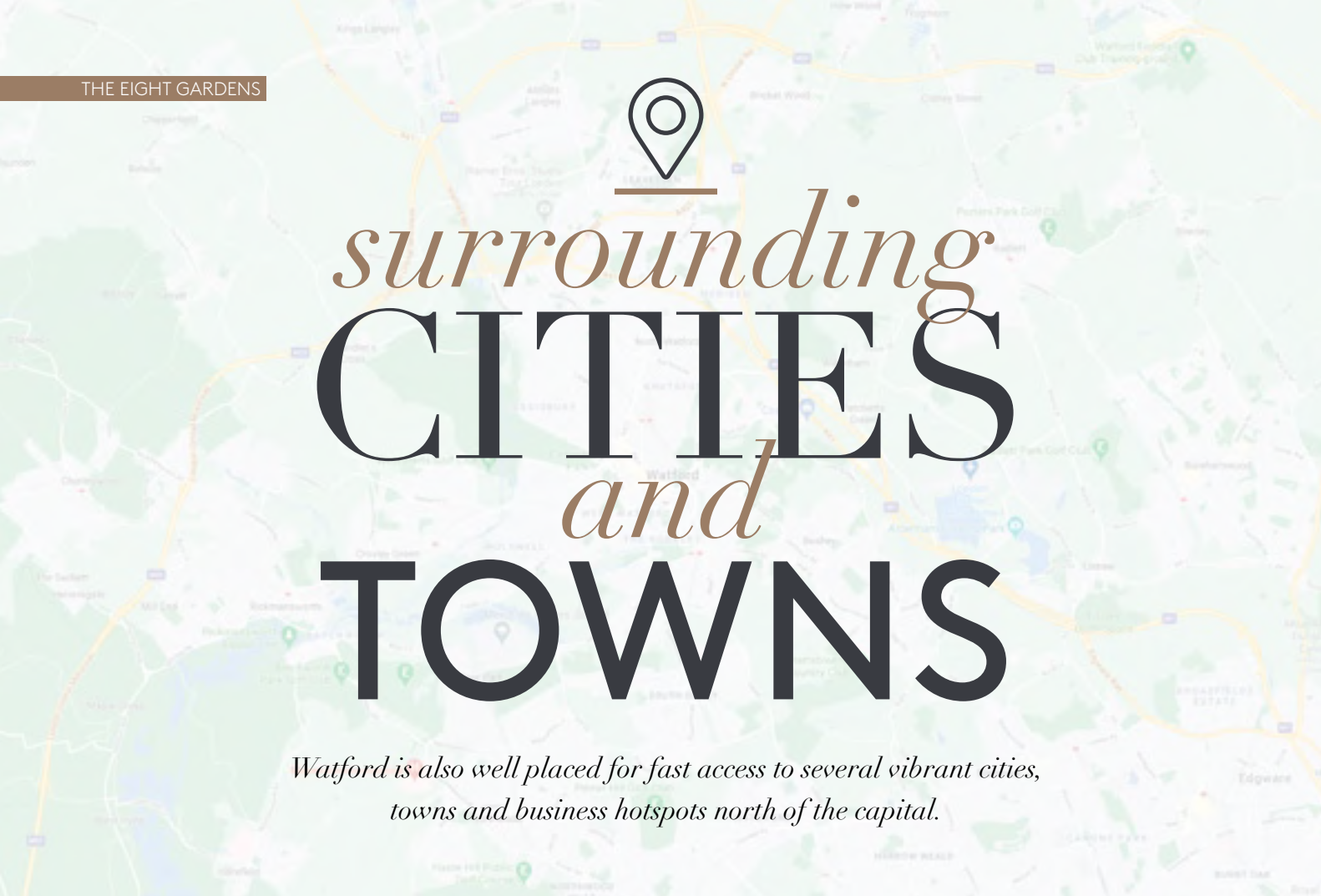
*With extensive dining and shopping, local*  
*theatres and entertainment venues, sports*  
*facilities and beautiful parks, Watford offers*  
*a fantastic lifestyle. The Eight Gardens'*  
*central location means that it's all*  
*there on the doorstep for residents.*



OVER  
140 SHOPS  
*restaurants and*  
*leisure attractions at*  
Atria Watford  
1.1 miles/1.8 km



Times and distances are approximate. Source: Google Maps



# surrounding CITIES and TOWNS

*Watford is also well placed for fast access to several vibrant cities, towns and business hotspots north of the capital.*



The Florist



## MILTON KEYNES

Milton Keynes is a dynamic city designed for modern life. There are regular train services from Watford Junction station to Milton Keynes Central, taking as little as 20 minutes.

Major employers include Network Rail, The Open University, Santander, Volkswagen UK and Mercedes Benz. Popular attractions are Snozone, Europe's largest indoor real snow resort, and Centre:mk shopping mall.

The Red Bull Formula 1 Racing Team factory is located just outside the town centre, as is Magna Park, home to the John Lewis & Partners' national distribution centre, plus UK Mail and River Island Clothing distribution.



## ST ALBANS

St Albans is a historic cathedral city, buzzing with entertainment, culture and history.

It's less than 30 minutes' drive from Watford, so within easy reach for commuting, shopping, an evening out, or trip to Sopwell House, a luxury country house hotel and spa.

St Albans was the Roman city of Verulamium, the second largest in Roman Britain after Londinium. Its streets are full of history, while its pubs, restaurants, bars, arts venues and markets create a vibrant and welcoming atmosphere. There are plenty of green spaces too, with parks, gardens, riverside walks and surrounding countryside.

Deloitte LLP, Premier Foods, Hewitt Consulting and Burton's Biscuit Company all have office bases here.



## BUSHEY

Located just 3 miles/4.8 km from Watford, Bushey is a town with a strong community and lively calendar of events, including the Bushey Festival and quarter marathon. Its streets and historic buildings have featured as the backdrop to numerous films and television shows, including Harry Potter.

The high street is lined with shops, pubs, restaurants and cafés, and there are plenty of parks and green spaces, as well as a beautiful rose garden. Attractions include the Bushey Museum and Art Gallery, miniature railway and Hatsbourne Country Club.



## TRING

Tring is a market town in the beautiful Chilterns countryside, 25 minutes' drive from Watford, with a wealth of independently run shops, cafés, bars, restaurants and cultural attractions.

Its market has been trading in the same place on the high street for over 700 years, and the Church of St Peter and Paul dates back to 1089. There are lovely parks and gardens to explore, the Ridgeway National Trail, Tring Reservoirs and Grand Union Canal, making it an ideal destination for a day out.





# OUT *and* ABOUT

*There's plenty to explore further afield from Watford, with so many options for days or evenings out with friends and family:*



The Grove



Woodland Hawking



Sopwell House



The Snow Centre



The Grove



The Grove



The Grove

## Woodland Hawking

2.2 miles/3.5 km

Woodland Hawking offers Bird of Prey experiences all-year round in the Hertfordshire countryside. From an introduction to advanced hands-on sessions, get up close and personal with some of nature's most magnificent creatures. Activities include falconry experiences, hawking walks, hunting days with hawks, owl experiences and flying displays. [woodlandhawking.co.uk](http://woodlandhawking.co.uk)

## Sopwell House

6.8 miles/11 km

This Georgian country house hotel and spa is nestled in 12 acres of grounds just outside the charming city of St Albans. It features a 2AA Rosette restaurant, brasserie, conservatory bar and cocktail lounge, plus the Cottonmill Spa. With an extensive range of treatments and facilities, including a swimming pool, vitality pools, sauna, steam room, terrace and relaxation room, it is the perfect sanctuary to unwind in. [sopwellhouse.co.uk](http://sopwellhouse.co.uk)

## The Snow Centre

7.1 miles/11.4 km

The Snow Centre in Hemel Hempstead is a huge indoor skiing and snowboarding facility. It features a 160m main slope, as well as the UK's largest indoor lesson slope. Both ski and snowboarding slopes are over 30m wide and maintained with perfect snow. Whether you're a beginner or want to hone your skills, it's a fantastic place to hit the slopes. [thesnowcentre.com](http://thesnowcentre.com)

## The Grove

2.2 miles/3.5 km

This luxurious five-star hotel, host of the 2019 NATO Summit, is set in 300 acres of countryside. Formerly the home of the Earls of Clarendon, the original mansion house has been lovingly restored, while modern facilities include an award-winning spa and black slate indoor pool. There are formal gardens, woodland trails and outdoor activities, plus one of the UK's most prestigious golf courses, which has hosted the British Masters and World Golf Championship event, won by Tiger Woods in 2006. [thegrove.co.uk](http://thegrove.co.uk)



## Xscape

38 miles/61 km

This action-packed centre features a range of activities, plus restaurants, bars and cafés for when it's time to rest and refuel. Activities include indoor skydiving, a trampoline park, ten-pin bowling, multiplex cinema, escape rooms and Snozone for indoor skiing and snowboarding. [xscapemiltonkeynes.co.uk](http://xscapemiltonkeynes.co.uk)

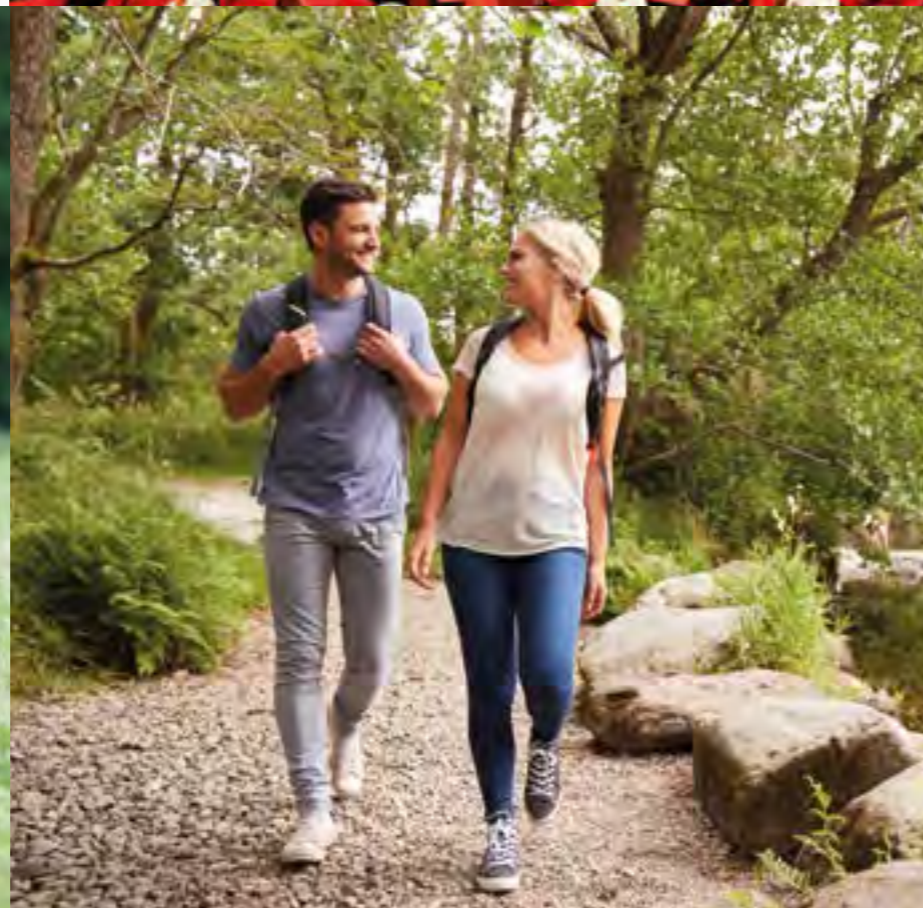
OUT  
*and*  
ABOUT



The Rex Cinema



Thorpe Park



Natural History Museum, Tring



Knebworth House

The Rex Cinema

10.7 miles/17.2 km

This stunning Art Deco cinema in Berkhamsted opened in 1938. It was saved from demolition after it closed in 1988, and was eventually restored to its former glory and reopened in 2004, its opening night attended by Dame Judi Dench. Its single screen now shows an eclectic mix of classic and contemporary films.  
[therexberkhamsted.com](http://therexberkhamsted.com)

Ashridge Estate

15 miles/24 km

This National Trust landscape features ancient trees, rolling chalk downlands and lush meadows in an area of outstanding natural beauty. There are over 5,000 acres to explore, with miles of footpaths and bridleways for walkers, cyclists and horse riders.  
[nationaltrust.org.uk/ashridge-estate](http://nationaltrust.org.uk/ashridge-estate)

Whipsnade Zoo

16.2 miles/26 km

Whipsnade is the UK's biggest zoo, set in 600 acres of countryside. There's a huge range of mammals to see, including rhinos, tigers, bears, zebras, elephants and hippos, plus an aquarium and butterfly house. There are also free-flying bird demonstrations to watch each day, an outdoor adventure playground and an indoor soft play zone.  
[zsl.org](http://zsl.org)

Natural History Museum, Tring

16.3 miles/26 km

The galleries at the Natural History Museum in Tring are packed with over 4,900 fascinating specimens for you to explore. They are housed on the grounds of the family home of Lionel Walter Rothschild (1868-1937), whose private collection became the basis of the museum. Highlights include an emperor penguin, polar bear, the lower jaw of a sperm whale and giant tortoises.  
[nhm.ac.uk](http://nhm.ac.uk)

Knebworth House

20 miles/32 km

The origins of this magnificent Grade II listed stately home date back to the Tudor period. Today visitors can explore the remarkable house interiors with their collections of furniture, art and suits of armour or wander through 28 acres of gardens, which include a maze, colourful borders, herb garden and wilderness area. Younger guests will enjoy the dinosaur trail and adventure playground, while the historic deer park is home to a further 250 acres of open space.  
[knebworthhouse.com](http://knebworthhouse.com)

Thorpe Park

22.1 miles/35.5 km

Described as the UK's most thrilling theme park, this attraction is packed with exhilarating rides and rollercoasters. There's also a beach with a pool, water slides, 4D cinema and escape room. And for when you need to refuel, there are restaurants and cafés selling snacks, full meals, drinks, ice creams and other goodies.  
[thorpepark.com](http://thorpepark.com)

*An abundance of*  
**GREEN**  
 SPACES

*The Eight Gardens is ideally located for access to green space, both within Watford itself, and the surrounding countryside.*



**Cassiobury Park**  
 1.1 miles/1.8 km

The largest public open space in Watford, Cassiobury Park stretches from the town centre out to woodland and countryside. It features playgrounds, paddling pools, a miniature railway, nature reserve, walking and cycling trails, and sports facilities including football, Gaelic football, cricket, fishing, bowls, tennis, croquet and basketball.  
[watford.gov.uk](http://watford.gov.uk)



**Radlett Road Playing Fields**  
 1.1 miles/1.8 km

These sports fields and courts are used by local teams for football, Gaelic football, hurling and basketball. There is also an outdoor fitness trail and path that runs alongside the River Colne, which flows next to the grounds.  
[watford.gov.uk](http://watford.gov.uk)



**Leavesden Country Park**  
 3.2 miles/5.1 km

Leavesden Country Park can be found near Watford in the neighbouring district of Three Rivers. It covers 27 hectares and has plenty to explore. There are play areas, football pitches, an adult outdoor gym, a BMX track, over 20 acres of woodland, and 50 acres of parkland with a variety of apple trees, a pergola and the largest Monkey Puzzle tree in Hertfordshire. There is also a cycling hub which offers cycle repairs, servicing, hire and guided rides, plus plans for a new café.  
[threeriversleisure.co.uk](http://threeriversleisure.co.uk)



**Oxhey Activity Park**  
 2.4 miles/3.8 km

This exciting new park offers an exhilarating day out for all ages. The skate park has a good mix of obstacles, while beginners can start out on a separate learners' skate park. There's also a jump box section for younger bike and scooter riders, a bike pump track, smooth skate run and off-road bike circuit track. Other activities include a large adventure playground and ping pong tables, while the modern café with outdoor seating offers a range of food and drink.  
[oxheyactivitypark.co.uk](http://oxheyactivitypark.co.uk)



**Chiltern Hills**  
 12 miles/19 km

Watford is located about 12 miles from the edge of the Chiltern Hills, an Area of Outstanding Natural Beauty. Numerous cycling and walking trails run through this rolling green landscape, which is also home to historic market towns, pretty villages, chalk-fed streams and ancient woods. Country pubs, coaching inns and several Michelin-starred restaurants also make it a top foodie destination.  
[visitchilterns.co.uk](http://visitchilterns.co.uk)



**Aldenham Country Park**  
 6.5 miles/10.4 km

Once part of the medieval Aldenham Common, this country park is now 100 acres of beautiful landscape with a farm, walks and stunning scenery. You can also explore 100 Aker Wood, the home of children's favourite Pooh Bear and his friends. As well as visiting for the day, guests can also stay, with camping, glamping and cabins available.  
[aldenhamcountrypark.co.uk](http://aldenhamcountrypark.co.uk)





*first class*  
UNIVERSITIES

*Watford is 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.*

 <p><b>Middlesex University</b> London</p> <p>11.8 miles/19 km 21 mins by car</p>	 <p><b>University of Hertfordshire</b> UH</p> <p>11.9 miles/19.2 km 30 mins by car</p>	 <p><b>Brunel University</b> London</p> <p>17.5 miles/28.2 km 31 mins by car</p>
<p>University College London, which operates as UCL, is a major public research university located in London. UCL is a member institution of the federal University of London, and is the second-largest university in the United Kingdom by total enrolment and the largest by postgraduate enrolment.</p>  <p>18.1 miles/29.1 km 30 mins by train</p>	 <p>University of Bedfordshire</p> <p>18.5 miles/29.8 km 30 mins by car</p>	
 <p><b>Royal College of Art</b></p> <p>19.1 miles/30.7 km 49 mins by train &amp; tube</p>	 <p><b>UNIVERSITY OF WEST LONDON</b> The Career University</p> <p>19.3 miles/31.1 km 41 mins by car</p>	 <p><b>CITY UNIVERSITY LONDON</b></p> <p>19.4 miles/31.2 km 46 mins by train</p>
<p><b>ual:</b> london college of fashion</p> <p>19.8 miles/31.9 km 33 mins by train &amp; tube</p>	<p><b>Imperial College London</b></p> <p>20 miles/32.2 km 51 mins by train</p>	<p><b>KING'S College LONDON</b></p> <p>20.1 miles/32.3 km 40 mins by train</p>
 <p><b>LSE</b> THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE</p> <p>20.4 miles/32.8 km 45 mins by train &amp; tube</p>	 <p><b>ROYAL HOLLOWAY UNIVERSITY OF LONDON</b></p> <p>25.6 miles/41.2 km 38 mins by car</p>	<p><b>Kingston University London</b></p> <p>37.4 miles/60.2 km 53 mins by car</p>
 <p><b>University of Reading</b></p> <p>41 miles/66 km 59 mins by car</p>	 <p><b>UNIVERSITY OF OXFORD</b></p> <p>49.2 miles/79.2 km 1 hour 5 mins by car</p>	 <p><b>UNIVERSITY OF CAMBRIDGE</b></p> <p>50.5 miles/81.3 km 1 hour 17 mins by car</p>

SECONDARY EDUCATION

# Independent SCHOOLS



Watford is conveniently located for some of the country's leading independent schools, including Eton College and Harrow School. With day, boarding, single sex and co-educational options available, there is plenty of choice to suit different children.

SECONDARY SCHOOL	DISTANCE (miles/km)	OFSTED RATING (if applicable)	TRAVEL TIME	
			BY CAR	BY BICYCLE
St Margaret's School (Senior)	3/4.8	Fee paying*	14 mins	23 mins
Immanuel College (Senior)	4.2/6.8	Fee paying*	16 mins	25 mins
The Royal Masonic School for Girls (Senior)	4.7/7.6	Fee paying*	14 mins	26 mins
Merchant Taylors' School (School for Boys)	5.1/8.2	Fee paying*	18 mins	30 mins
St Helen's	5.3/8.5	Fee paying*	22 mins	26 mins
The Haberdashers' Boys' School	6/9.6	Fee paying*	20 mins	30 mins
The Haberdashers' Girls' School	6/9.6	Fee paying*	20 mins	30 mins
St Albans School	7.2/11.6	Fee paying*	24 mins	35 mins
North London Collegiate School	7.5/12.1	Fee paying*	21 mins	41 mins
Harrow School (Boarding School for Boys)	8/12.9	Fee paying*	25 mins	45 mins
Berkhamsted	11.1/17.9	Fee paying*	22 mins	1 hr
St Margaret's (School for Girls)	15.4/24.8	Fee paying*	30 mins	1 hr 15 mins
Haileybury School	22.4/36	Fee paying*	47 mins	N/A
Eton College (Boarding School for Boys)	23.5/37.8	Fee paying*	35 mins	N/A

\* Independent Schools  
Travel times and distances are approximate. Fastest journey times shown. Source: Google Maps

## MERCHANT TAYLORS' SCHOOL

5.1 miles/8.2 km 🚗 18 mins by car

Merchant Taylors' is one of the country's 'Great Nine' schools, founded in 1561 by the Merchant Taylors' Company. The school is academically highly successful but is also well known for its exceptional extra-curricular provision, especially in music and sport, and its unique tutorial system with each boy assigned a tutor who looks after him throughout his time at the school.

Facilities are superb and give every boy the opportunity to find several things at which he, personally, can excel.

The school is situated on a stunning campus of 285 acres with easy access from the Metropolitan Line and runs coaches from inner London to the home counties.

[mtsn.org.uk](http://mtsn.org.uk)



## HARROW SCHOOL

8 miles/12.9 km 🚗 25 mins by car

Harrow is one of the most prestigious public schools in the world, offering full boarding for boys aged 13 to 18.

Founded in 1572 under a Royal Charter granted by Queen Elizabeth I, the school is located in a leafy 300-acre estate in north west London. The superb facilities include an observatory, farm, golf course, fishing lake, tennis courts and swimming pool, as well as a theatre, concert hall and art studios.

As well as the original school, Harrow has established international schools in China, Thailand and Hong Kong, with more due to open in India, Japan and the USA.

[harrowschool.org.uk](http://harrowschool.org.uk)



Roddy Paine (photographer) © Harrow School

## ETON COLLEGE

23.5 miles/37.8 km 🚗 35 mins by car

Founded in 1440 by Henry VI, Eton College is one of the most famous schools in the world. It is where 19 British prime ministers, including David Cameron and Boris Johnson, were educated.

Today it offers an exceptional educational experience for boys aged 13 to 18. The broad curriculum features 28 subjects, including 10 modern and classical languages. Life outside the classroom is equally rich with opportunities in drama, film, music, art, an extensive range of sports, and societies that attract leading figures as speakers.

[etoncollege.com](http://etoncollege.com)



## THE HABERDASHERS' GIRLS' SCHOOL AND HABERDASHERS' BOYS' SCHOOL

6 miles/9.6 km 🚗 20 mins by car

The two Haberdashers' schools are leading independent day schools for girls and boys aged four to 18. They share a leafy 100-acre campus in Hertfordshire, so provide the best of both worlds: single-sex education in a co-educational environment.

Both achieve excellent academic results and provide an array of extra-curricular activities, including orchestras, choirs, a wide range of sports, art, craft, language clubs, debating and drama.

[habsgirls.org.uk](http://habsgirls.org.uk)

[habsboys.org.uk](http://habsboys.org.uk)





SECONDARY EDUCATION

# State & Grammar SCHOOLS



Watford has an excellent reputation for secondary 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).

SECONDARY SCHOOL	DISTANCE (miles/km)	OFSTED RATING (if applicable)	TRAVEL TIME		
			BY CAR	BY BICYCLE	ON FOOT
Watford Grammar School for Boys	1.2/1.9	Outstanding	5 mins	8 mins	28 mins
Watford Grammar School for Girls	1.3/2.1	Outstanding	8 mins	9 mins	26 mins
Westfield Academy	1.9/3.1	Good	8 mins	12 mins	39 mins
Queens' School	2.2/3.5	Good	15 mins	16 mins	45 mins
Garston Manor School	2.4/3.9	Good (Specialist school)	12 mins	13 mins	50 mins
St Michael's Catholic High School	2.5/4	Outstanding	14 mins	14 mins	51 mins
Parmiter's School	2.9/4.7	Outstanding	15 mins	16 mins	58 mins

Travel times and distances are approximate. Fastest journey times shown. Source: Google Maps

### PARMITER'S SCHOOL

2.9 miles/4.7 km  
16 mins by bicycle

Parmiter's can trace its origins to the will of silk merchant Thomas Parmiter. He left property to endow six almshouses and 'one free school house or room' in Bethnal Green, East London. Over the years, it grew into a thriving boys' grammar school. In 1977, the Trustees decide to move Parmiter's to its current location as an all-ability, co-educational school.

Today it is a sought-after secondary school for boys and girls, and one of the highest performing state schools in the country by value added. It also offers a wide range of extra-curricular activities, personal development programme, and excellent careers guidance.

[parmiters.herts.sch.uk](http://parmiters.herts.sch.uk)

### WESTFIELD ACADEMY

1.9 miles/3.1 km  
12 mins by bicycle

Westfield Academy is a popular and high performing secondary school, with exam results that are consistently amongst the highest for a non-selective school in the South West Hertfordshire area. In 2016, the school moved into brand new, purpose built premises, with excellent sports facilities including a dance studio, sports hall, badminton courts and 3G astro pitches.

As well as a full range of traditional GCSE subjects, Westfield Academy offers BTEC and other vocational courses, plus a rich programme of extra-curricular clubs, activities and sports teams. Students also receive extra football coaching from Watford FC's coaches.

[westfield.herts.sch.uk](http://westfield.herts.sch.uk)

### WATFORD GRAMMAR SCHOOL FOR BOYS

1.2 miles/1.9 km  
8 mins by bicycle

Originally a charity school founded in 1704 by local philanthropist Elizabeth Fuller, Watford Grammar School for Boys achieves high standards in academic study, sport, music, drama and other activities.

[watfordboys.org](http://watfordboys.org)

### WATFORD GRAMMAR SCHOOL FOR GIRLS

1.3 miles/2.1 km  
9 mins by bicycle

Sharing its origins with the boys' school, Watford Grammar School for Girls has a long tradition of academic excellence, as well as many extra-curricular opportunities. It was ranked first in Hertfordshire for progress at GCSE level in the latest league tables.

[watfordgrammarschoolforgirls.org.uk](http://watfordgrammarschoolforgirls.org.uk)





# nursery & primary EDUCATION



*At the Eight Gardens there will be a new primary school for 420 pupils and 52 nursery places.*

## NURSERY EDUCATION

NURSERY SCHOOL	DISTANCE (miles/km)	TRAVEL TIME		
		BY CAR	BY BICYCLE	ON FOOT
Cassio Pre-school	1.1/1.7	7 mins	5 mins	10 mins
Bright Horizons The Park Nursery and Pre-school	1.2/1.9	6 mins	8 mins	25 mins
Harebreaks Pre-school	1.5/2.4	9 mins	8 mins	22 mins
The Laurance Haines Primary & Nursery School	1.7/2.7	8 mins	9 mins	26 mins
Coates Way Junior Mixed Infant & Nursery School	2.3/3.7	10 mins	12 mins	47 mins

## PRIMARY EDUCATION

### Nascot Wood Junior School

1 mile/1.6 km 16 mins on foot

Outstanding junior school offering a broad and balanced curriculum, with large playing field, woodland and swimming pool.

[nascotwoodjm.herts.sch.uk](http://nascotwoodjm.herts.sch.uk)

### The Haberdashers' Aske's School for Girls

6.2 miles/10 km 21 mins by car

Leading independent day school for girls with a huge range of extra-curricular activities.

[habsgirls.org.uk](http://habsgirls.org.uk)

### York House School

3.8 miles/6.1 km 12 mins by car

Preparatory school for boys and girls set on a 47-acre site with extensive grounds and facilities.

[york-house.com](http://york-house.com)

PRIMARY SCHOOL	DISTANCE (miles/km)	OFSTED RATING (if applicable)	TRAVEL TIME		
			BY CAR	BY BICYCLE	ON FOOT
Watford St John's Church of England Primary School	0.7/1.1	Good	5 mins	5 mins	14 mins
Lanchester Community Free School	0.8/1.3	Good	3 mins	6 mins	16 mins
Central Primary School	1/1.6	Good	8 mins	8 mins	20 mins
Nascot Wood Junior School	1/1.6	Outstanding	4 mins	6 mins	16 mins
The Orchard Primary School	1.2/1.9	Good	6 mins	6 mins	23 mins
The Grove Academy	1.8/2.9	Good	10 mins	11 mins	36 mins
Holywell Primary School	2.1/3.4	Good	11 mins	14 mins	43 mins
St Hilda's Prep School for Girls	3/4.8	Fee paying*	13 mins	21 mins	58 mins
St Margaret's School (Junior)	3/4.8	Fee paying*	14 mins	23 mins	1 hr
St Joseph's Catholic Primary School	3.2/5.1	Good	15 mins	20 mins	1 hr 5 mins
High Elms Manor	3.8/6.1	Fee paying*	12 mins	18 mins	1 hr
York House School	3.8/6.1	Fee paying*	12 mins	23 mins	N/A
Immanuel College (Preparatory)	4.2/6.8	Fee paying*	16 mins	25 mins	N/A
Merchant Taylors' Preparatory School	4.3/6.9	Fee paying*	15 mins	26 mins	N/A
The Royal Masonic School for Girls (Junior)	4.7/7.6	Fee paying*	14 mins	26 mins	N/A
Charlotte House Preparatory School	4.9/7.9	Fee paying*	15 mins	32 mins	N/A
St Helen's	5.3/8.5	Fee paying*	22 mins	26 mins	N/A
The Haberdashers' Boys' School	6/9.6	Fee paying*	20 mins	30 mins	N/A
The Haberdashers' Girls' School	6/9.6	Fee paying*	20 mins	30 mins	N/A
Reddiford School	6.3/10.1	Fee paying*	24 mins	45 mins	N/A
North London Collegiate School	7.5/12.1	Fee paying*	21 mins	41 mins	N/A
Berkhamsted School	11.1/17.9	Fee paying*	22 mins	1 hr	N/A
St Margaret's	15.4/24.8	Fee paying*	30 mins	1 hr 15 mins	N/A

\* Independent Schools. Travel times and distances are approximate. Fastest journey times shown. Source: Google Maps



*Watford Borough Council is committed to an ongoing redevelopment programme that is set to secure economic prosperity for decades.*

# introducing THE EIGHT GARDENS

*The Eight Gardens brings an exciting new concept in urban living to Watford. With its mix of luxurious apartments, stunning green spaces and roof gardens, residents' facilities and public amenities, it will be an exceptional place to live and an exciting new destination. The public green spaces will be designed around striking artworks, adding to the character and interest of the development, and its appeal to residents and visitors.*

-  6.2 acres
-  1,266 high quality new homes
-  Mix of Manhattans, studios, 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
-  New primary school for nearly 420 pupils and 52 nursery places
-  198 car parking spaces for residential use of which 5 are for the car club and 21 electric vehicle charging points
-  Commercial and retail facilities including cafés, retail, leisure facilities and children's play areas
-  Sustainability features such as rain water harvesting and Net Biodiversity Gain



  
THE  
**EIGHT  
GARDENS**  
*Watford*

A NEW LANDMARK  
FOR WATFORD

*The Eight Gardens stands  
far above other new  
developments in Watford*

It offers luxurious accommodation,  
superb outside space, on-site amenities  
and a fantastic location close to the town  
centre and Watford Junction Station for  
access to London, making it the first choice  
for buyers and investors in the area.



Computer generated images are indicative only.

# AN URBAN OASIS



Private roof gardens and terraces are located throughout The Eight Gardens, giving residents their own tranquil green sanctuaries to spend time in and a retreat from the buzz of vibrant Watford.

# *Stylish and* CONTEMPORARY INTERIORS

*The Eight Gardens brings the best of contemporary interior styling and design to Watford, with high quality fixtures and fittings, smart details and a sleek palette of materials and colours.*



# *Finished to the* HIGHEST STANDARD



# An inspiring OUTSIDE ENVIRONMENT

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.

## PENN SQUARE

An open, central landscaped space with trees and topiary planting, creating the perfect setting for people to gather and meet.

## DICKINSON MEWS SQUARE

A mix of paving and grass makes for both a playful and functional outside space.

## DICKINSON MEWS GARDENS

Gardens with play features, trees and grass enable the imagination to roam.

## FAUNA WALK

A green space that meanders around the edge of The Eight Gardens, giving residents a place to walk with nature.

## 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 cutouts to reflect how light dapples through leaves.

This sculpture captures the idea of a new community growing at The Eight Gardens, and how it will be a place to lay down roots, offering strength, security and stability.

“ The artwork that will be present across The Eight Gardens development pays homage to the paper mill industry that once formed a large part of the local infrastructure in Watford and surrounding neighbourhoods. The sculptures themselves are formed of origami shapes depicting stories of local historic milestones, from the boats of the Grand Junction Canal and aeroplanes of the local aerodrome, to the woodlands and trees. These nature walks offer little moments of surprise and delight, while raising awareness of what you can do from your balcony to nurture your local wildlife.”

Acrylicize art studio

Bringing  
**ART**  
TO THE EIGHT  
GARDENS

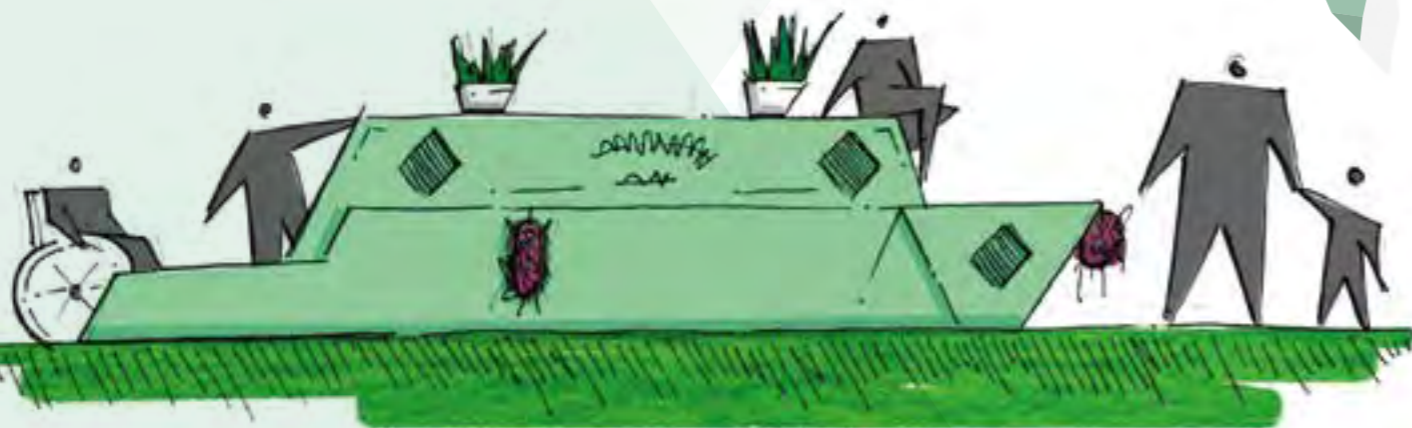


Cedar tree in Cassiobury Park



# Bringing ART TO THE EIGHT GARDENS

Each of the four outdoor areas will feature striking sculptures, cleverly formed out of folds in the style of origami. These sculptures will not only form a stunning centrepiece to their green setting but also be an integral part of it, providing different uses and enhancing the way residents interact with the space.



## DICKINSON MEWS GARDENS WATERWAYS

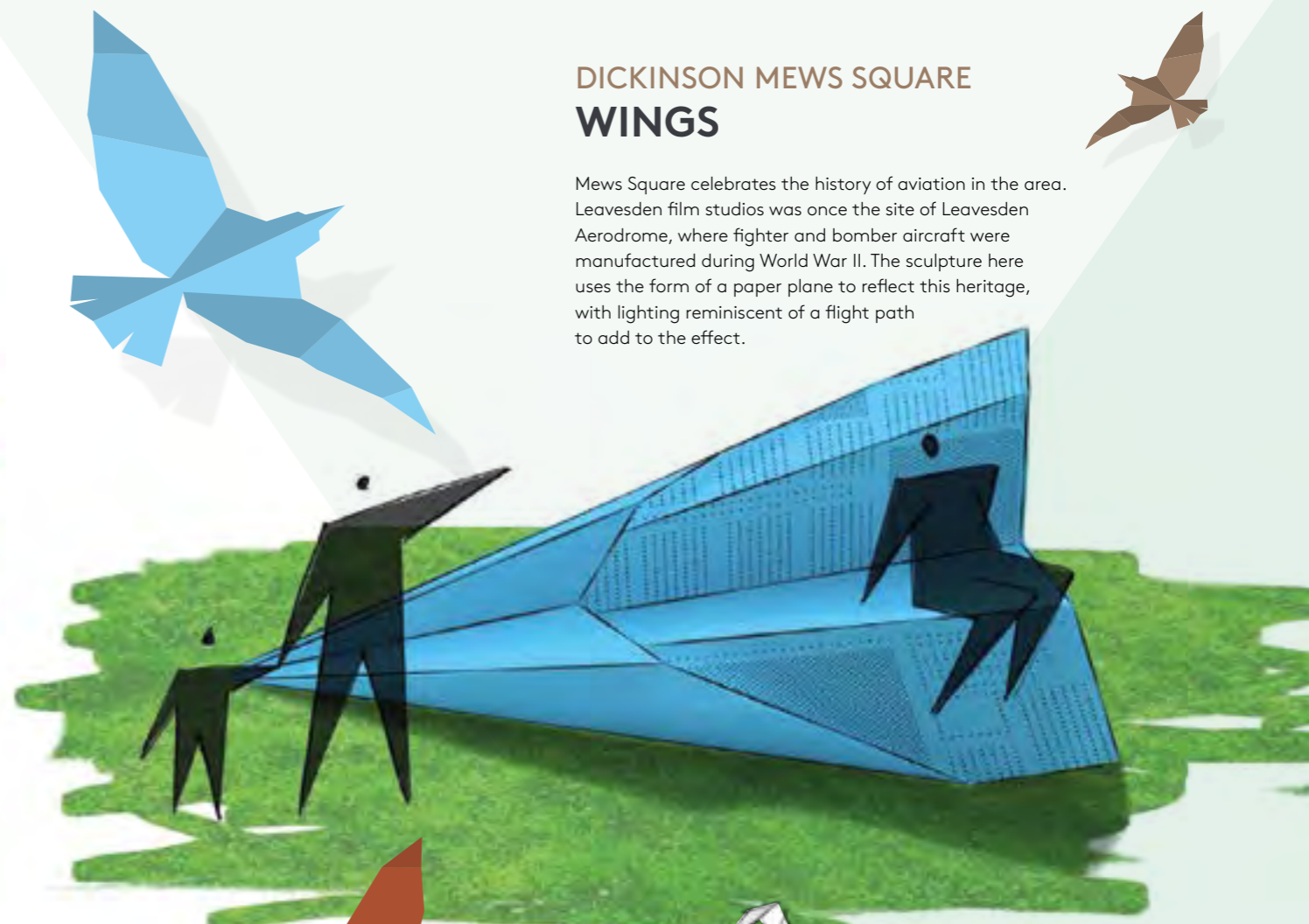
Watford's Grand Junction Canal played an important role in the development of industry, transporting coal and connecting the growing economies of Birmingham, the Midlands and the North of England to London.

The origami canal boat sculpture is embedded into the ground, creating the sense that it is in the water, and making it more accessible for play and interaction. Benches are located around the garden in the style of canal lock balance beams to continue the theme in a visually engaging way.



## DICKINSON MEWS SQUARE WINGS

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. The sculpture here uses the form of a paper plane to reflect this heritage, with lighting reminiscent of a flight path to add to the effect.



## FAUNA WALK NATURAL HERITAGE

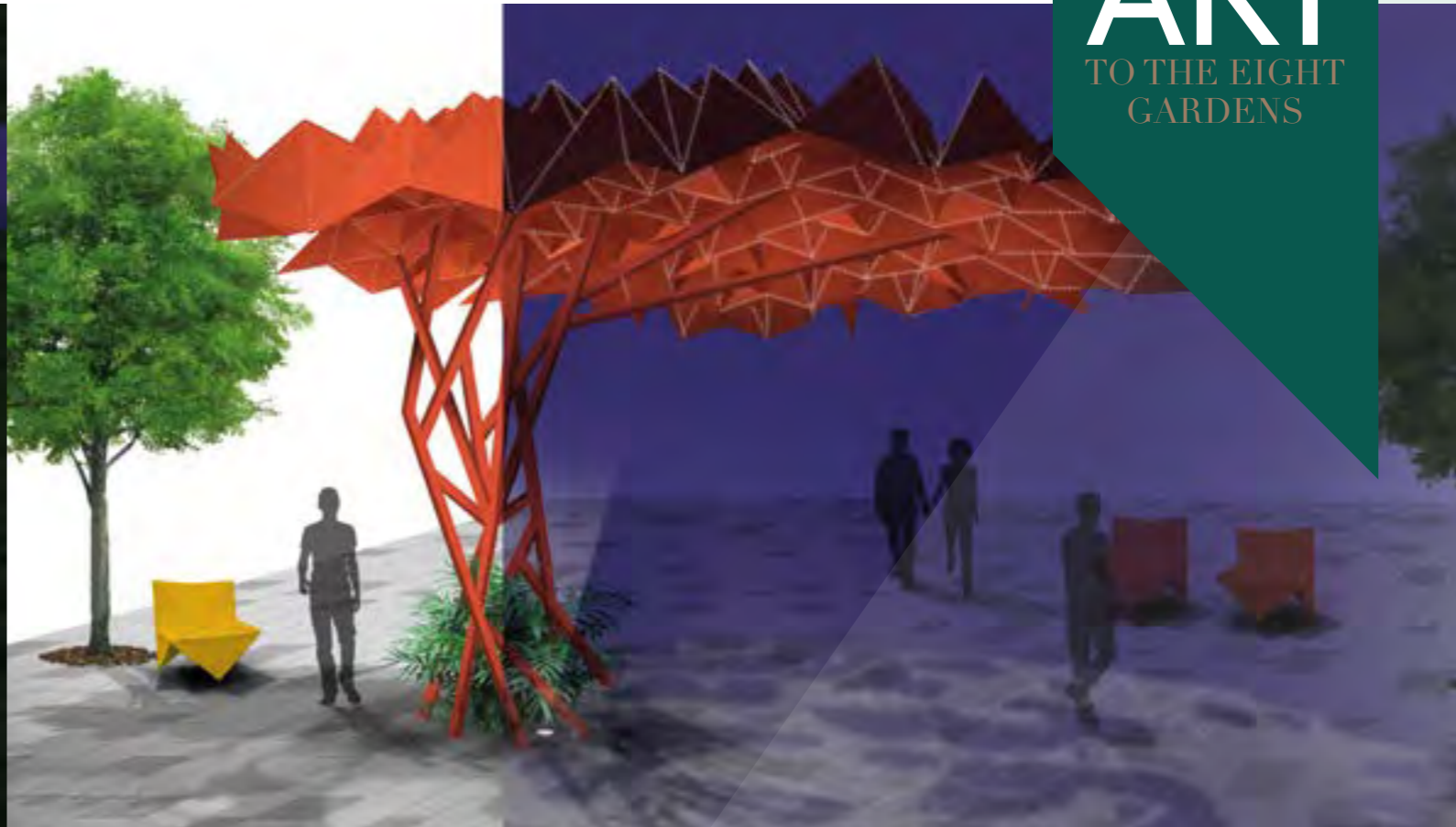
The Fauna Walk celebrates Watford's wildlife with a series of sculptures located throughout this woodland inspired walk.

Different sculptural animal forms are encountered throughout the Fauna Walk, bringing the wildlife of Watford's forests and parks to The Eight Gardens, and reminding residents of the nature around them. Bird sculptures will also feature in this area and around The Eight Gardens.



# Engaging art NIGHT AND DAY

Bringing  
**ART**  
TO THE EIGHT  
GARDENS



# supporting ALL LIFE to flourish

Sustainability and boosting biodiversity are key components of Berkeley's vision for The Eight Gardens.

THE GOVERNMENT TARGET UNDER THE ENVIRONMENT ACT 2021 IS THAT ALL NEW DEVELOPMENTS HAVE A NET BIODIVERSITY GAIN OF 10%. WE ARE VASTLY ABOVE THIS WITH A TARGET OF 287%, CREATING A FLOURISHING ENVIRONMENT FOR WILDLIFE.

This will be achieved through a number of strategies such as the creation of new habitats and the planting of native plant and tree species.



1,400  
cycle spaces and a  
bicycle hire scheme



Urban farming  
opportunities on roof  
gardens so residents can  
grow their own produce



LOG PILES  
and pebble beds

Log piles provide a home for fungi, mosses and lichens, and insects that birds feed on, while pebble beds are used by butterflies for basking



BOXES  
for birds, bats  
and invertebrates  
to provide roosting sites so  
that these species can thrive



21  
electric vehicle  
charging spaces  
so that more people can  
use electric cars, reducing  
fuel emissions and  
improving air quality



RAINWATER  
HARVESTING  
to help reduce water  
consumption



BEE  
HIVES  
to support bee populations,  
vital for pollinating plants and  
keeping the ecosystem healthy



300  
new trees planted  
to absorb carbon dioxide,  
improve soil and provide  
homes for fungi, nesting  
birds, small mammals  
and insects



Safe pedestrian routes  
along green streets  
to encourage walking and  
help reduce car usage



# Resident facilities & AMENITIES

*Residents at The Eight Gardens will enjoy an exclusive range of private facilities: a welcoming entrance lobby and concierge service; well-equipped gym; business lounge; and screening room.*



Computer generated images are indicative only.



Computer generated images are indicative only.



Computer generated images are indicative only.



Computer generated images are indicative only.

# EXCEPTIONAL STANDARDS *and service*

*When you buy a new home from BERKELEY you can be safe in the knowledge that it is built to a very HIGH STANDARD of design and quality; has low environmental impact and that you will enjoy an EXCEPTIONAL customer experience.*

## Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year Premier warranty

Finally, we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... *perfectly*:



**CUSTOMER RELATIONS**

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.



# CREATING COMMUNITIES

## *through collaboration*

*At Berkeley, we create real communities. Not just homes, but fantastic places to live, with all the amenities and green open spaces that bring people together.*

To achieve this, we talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most. If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good.

We take an exemplary approach to consulting the community throughout the planning process, which will result in an outstanding, high quality development that will set an exciting new standard for Watford. To achieve this, we have engaged with the existing community – talking, listening and ensuring their valuable feedback is incorporated into our final designs. This ensures that we deliver not just high quality homes but facilities that respond to the needs and aspirations of the wider community.

By collaborating with local stakeholders, architects, landscapers and other experts, we will create a truly holistic response to The Eight Gardens site, building on its strengths and bringing improvements to this central Watford location.



### Our community vision for The Eight Gardens

“Our vision for the site is to create a strong, integrated community where residents know one another and welcome visitors to enjoy the amenities and vibrant public realm.”

The Eight Gardens will elevate the area around it and create a new destination for the wider community of Watford.”

Berkeley Homes



# TRANSFORMING *tomorrow*

*At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.*

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW





# Sustainability

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. Our Vision 2030 includes ambitious and industry-leading goals to help protect and enhance the long-term health, wellbeing and prosperity of people and the planet. The Eight Gardens will feature a number of initiatives to minimise the environmental impact of its delivery, produce energy efficient homes, boost biodiversity and create a thriving and sustainable community.

## NATURE AND BIODIVERSITY

Gardens, trees, flowers, hedges and water – these are the fundamentals of a natural environment that can be enjoyed by everyone. Our aim at The Eight Gardens is to deliver a biodiversity net gain of 287%. We will achieve this by creating natural habitats on the living roofs and green spaces at ground level, encouraging wildlife to flourish with rich and varied planting schemes, bee hives, bird and bat boxes, log piles and pebble beds.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated space saving recycling bins to make it easier for residents to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads, which use less water without compromising convenience and comfort. This helps the homes achieve a water use of less than 105 litres per person per day. Blue roofs are also used to sustainably manage surface water and irrigate the roof gardens.

## LOW CARBON HOMES

Efficient use of electricity and gas helps lower fuel bills and reduce carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with a master light switch by the front door. Low energy LED lighting is used throughout, and appliances have high energy efficiency ratings. Smart meters are also fitted to display energy consumption and help reduce usage.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## SUSTAINABLE TRANSPORT

The Eight Gardens is ideally located for public transport connections, with Watford Junction a short walk away, and regular bus services from just outside the development. The Beryl bike cycle scheme will be available at the development, and we will provide 1,400 cycle spaces and 21 electric vehicle charging points. Along with safe pedestrian routes along green streets, The Eight Gardens has been designed to encourage the use of sustainable methods of transport, to help improve local air quality, reduce carbon emissions, and contribute to the health and wellbeing of residents.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

## CONSTRUCTION PROCESS

As part of Our Vision 2030, the Berkeley Group is aiming to reduce emissions from direct operations by 50% between 2019 and 2030, achieve a year-on-year reduction in water use during construction, and divert 95% of waste from landfill (98% from 2025). We use modern methods of construction to help reduce the environmental impact of building our homes, and all materials are responsibly sourced, including timber which is all FSC or PEFC certified.



# the BERKELEY difference

*At Berkeley, quality is a priority, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.*

Attention to detail, uncompromised quality and inspired creativity are the hallmarks of a Berkeley home and are at the core of our values and strategy. Unlike most major house builders, we do not have a standard product but use qualified architects to design each scheme, whether it consists of four or 4,000 homes. This tailored approach ensures that we deliver homes and communities that meet our customers' needs.

For Berkeley, development is all about people. We go beyond the conventional role of a developer and put the strength and wellbeing of the wider community at the heart of every plan.

We listen to local people and find out what they care about most. Then we work in partnership to shape unique, locally inspired masterplans with a mix of beautiful public spaces, natural landscapes and welcoming amenities that bring people together to enjoy community life.

INVESTOR IN CUSTOMERS GOLD AWARD  
ACHIEVED ACROSS ALL BUSINESSES



## A focus on sustainability

Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places. We are committed to being a responsible business that thinks about the long-term. We seek to not only reduce negative impacts but to maximise the benefits our activities can bring to create a positive impact. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the developments and places we create.

Our business operations have been carbon positive since 2018, through taking action to reduce energy use and offsetting more emissions than we produce. We are producing zero carbon transition plans for all new developments and designing more climate resilient homes and places.

To help homeowners live more sustainably we incorporate a range of features into developments, from water efficient and energy efficient fittings and fixtures, to recycling facilities, cycle storage and electric car charging points. We also include information in all our Living Guides that enables occupants to understand and operate their home efficiently and make the best use of local facilities.

Rated A- for climate action by CDP,  
the highest score in our sector

100% renewable electricity procured for  
UK activities since May 2017

14% reduction in emissions since 2016

Net zero carbon homes in operation by 2030

185 hectare habitat creation or enhancement  
committed to

First homebuilder to produce zero carbon  
transition plans



Computer generated images are indicative only.

# CONTACT *us*



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**Directions from Watford Junction Station** (pedestrian access only)  
4 minute walk 0.3 miles/0.5 km

Exit the station and walk north-west along Station Road. Turn right onto St Albans Road and continue walking north along it. The Eight Gardens will be on your right.



**Driving from M25**  
12 minutes 5 miles/8 km

Exit the M25 at Junction 19, using the two left lanes to turn onto the A41/North Western Avenue. At the roundabout, take the second exit onto the A41/North Western Avenue. Continue to The Dome roundabout and take the fourth exit onto the A412/St Albans Road. Drive down St Albans Road and The Eight Gardens will be on your left.



**Driving from M1**  
10 minutes 2.5 miles/4 km

Exit the M1 at Junction 5, taking the A41 to Watford. At the roundabout, take the third exit onto the A4008/Stephenson Way. At the next roundabout, take the second exit, then the third exit onto Radlett Road at the following roundabout. Take the first exit at the next roundabout onto Balmoral Road, then turn left onto the A412/St Albans Road. The Eight Gardens will be on your left.

Maps are not to scale and show approximate locations only. Times and distances are approximate. Source: Google Maps. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Eight Gardens is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.

E746/02CA/11/23

[TheEightGardens.co.uk](http://TheEightGardens.co.uk)

**Berkeley**  
Designed for life