



# Parkside

Nature's Neighbour

A stunning collection of  
1, 2 & 3 bedroom apartments

Garston, Watford

The background features large, stylized green leaf and plant shapes. On the left, a large leaf curves downwards. In the center, a long, horizontal leaf-like shape extends across the page. On the right, there are several smaller, rounded leaf shapes, some overlapping each other. The overall aesthetic is clean and modern, using a light green color palette.

Welcome to a  
**vibrant new  
destination.**





**Parkside is a new community of stunning and modern 1, 2 and 3 bedroom apartments situated on St Albans Road in Garston, Watford.**

Find the world at your doorstep; have a quiet day out in the nature reserve, go for big nights out in town, take a breather in the communal courtyards, cultivate your own vegetable patch, walk, run, cycle, and embrace it all at Parkside.



# Site Plan.



## Key

- D Disabled parking space
- CCP Car Club parking space
- EV Electric charging point







# Designed for the future.



Live local with everything on your doorstep.

## Experience eco-living at Parkside.

Enjoy the lush surrounding greenery and relax while your little ones have fun in play areas designed to blend in with the natural landscaping. Or grow your own vegetables and flowers in the communal gardens. Be sure to keep an eye out for wildlife as well in the insect hotels, bat boxes, and log piles around the development.



Sustainability doesn't stop there. 20% of parking also has electric charging points, and every apartment is part of the Car Club, allowing you the use of communal car to get you on your way (charges applicable per use).





Bluebells at Whippendell Wood.

# Your gateway to greener living.

At Parkside, you're never far from the perfect spot to exercise, unwind and relax, or enjoy a plethora of outdoor activities and attractions Watford's parks have to offer.

For the eighth year running, Watford's green spaces have been granted more Green Flag awards than any other district in Hertfordshire.

Awarded to areas with the highest possible environmental, maintenance, and visitor standards, that's a grand total of 17 parks and open spaces you certainly won't be disappointed with.



Take in the outdoors at Garston Park.



Picnic in the park.



Bluebells at Whippendell Wood.





# A whole new space **space to connect.**

Enjoy two courtyards and direct access to Garston Park, a 6.4-hectare park – half of which is a local nature reserve – with a children's playground, outdoor gym, and a small skate park. That's greenery right on your doorstep.



# Serenity meets modernity.

When you need a breather from the hustle and bustle, take a step outside and find direct access to Garston Park.

Following the trails will take you to Munden Estate, a country estate, member of Historic Houses, and much-cherished family home set in glorious gardens and parkland. Its extensive grounds are perfect for a host of activities and dog-walkers alike.

Leavesden Country Park is also a short walk from Parkside. A Green Heritage Site and Green Flag Award Winner, this green space features a range of amenities and year-round events including a trail to recognise the local history of the Leavesden Hospitals.



Garston Park, Watford.



Grand Union Canal, Watford.



Grow your own veg patches.

Wanting to meet the locals? Join the various clubs - gym, tennis, ladies bowls, croquet and more - and get together for a workout on the regular. If you've got a green thumb or fancy trying your hand at gardening, there are onsite vegetable patches.

Watford Borough Council also holds a number of outdoor events throughout the year, many of which are free to join.



# Daytime adventures.



## Everything for the endlessly inspired.

Offering an abundance of things to do, Watford town centre is just a 10-minute drive from Parkside. Find everything you need in this bustling place from going for your weekly grocery run at the market, to shopping for a new wardrobe or having a catch-up with friends at a cafe on the weekends.



## Woodside Leisure Park

Located just off the North Orbital Road in Watford. Catch up on the latest films at Vue Cinema, and take the family for a game of bowling at Hollywood Bowl. Then, why not treat yourself to a meal at Frankie and Benny's.



## Watford Market

Discover Watford's most exciting small businesses working in food, retail, fashion, and beauty.

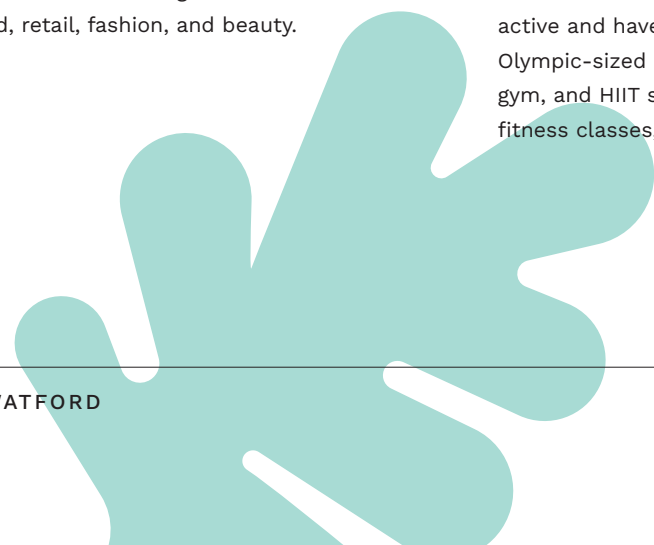
## Watford Leisure Centre - Woodside

This centre has all the facilities you need to stay active and have fun at the same time. Find an Olympic-sized swimming pool, state-of-the-art gym, and HIIT studio, squash court, athletics track, fitness classes, and more.



## Atria Watford

This one-stop emporium is host to massive brands in electronics, lifestyle, fashion, and leisure. Newly added are Cineworld, Puttshack, Boom Battle Bar, Rock Up, and Escape Hunt for even more entertainment options.





### Las Iguanas Watford

Let your hair down with a cocktail and enjoy some delicious Latin-American food.

# Night-time delights.

Just because the sun's down doesn't mean the fun's over.

Finish the day off with a meal at one of the many restaurants in Watford; Turkish, Italian, Japanese, whatever you fancy.

Afterwards, you can head to Hollywood Bowl with family and friends for some friendly competition,

catch a gig at the renowned Watford Colosseum, or watch a blockbuster film in full cinematic glory in Vue's IMAX theatres.

If you're looking for something more upbeat, enjoy a bottomless brunch or 2 for 1 cocktails at the vibrant Las Iguanas.

### The Florist

Enjoy a date night or drinks with friends at The Florist Bar & Restaurant, serving food, brunch, hearty roasts, live music and late night drinks.



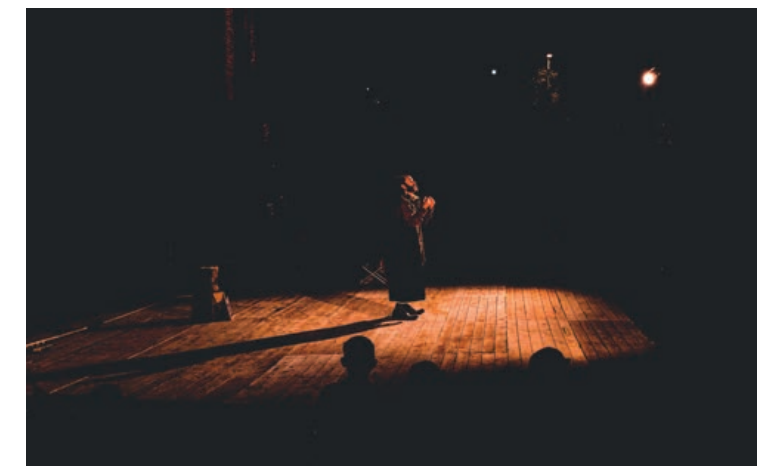
### Puttshack Watford

Enjoy some super fun high-tech mini golf, award-winning drinks and delicious food. Plus, check out their specially selected line-up of DJs on Friday and Saturday nights to putt, play and party the night away.



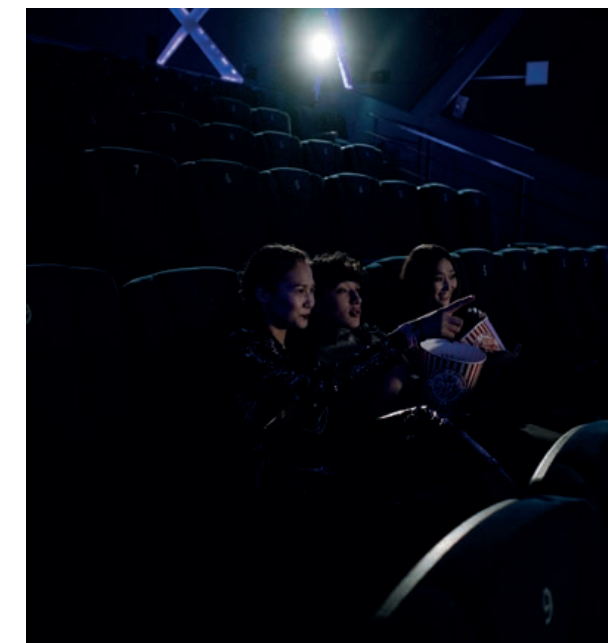
### Watford Palace Theatre

With adult and child-friendly shows, it's a great night out for all ages.



### Vue Cinema Watford

Escape the hustle and bustle and watch the latest movies, just 5 minutes\* away from your home.









# Everything within reach.

## Find all your necessities at your doorstep.

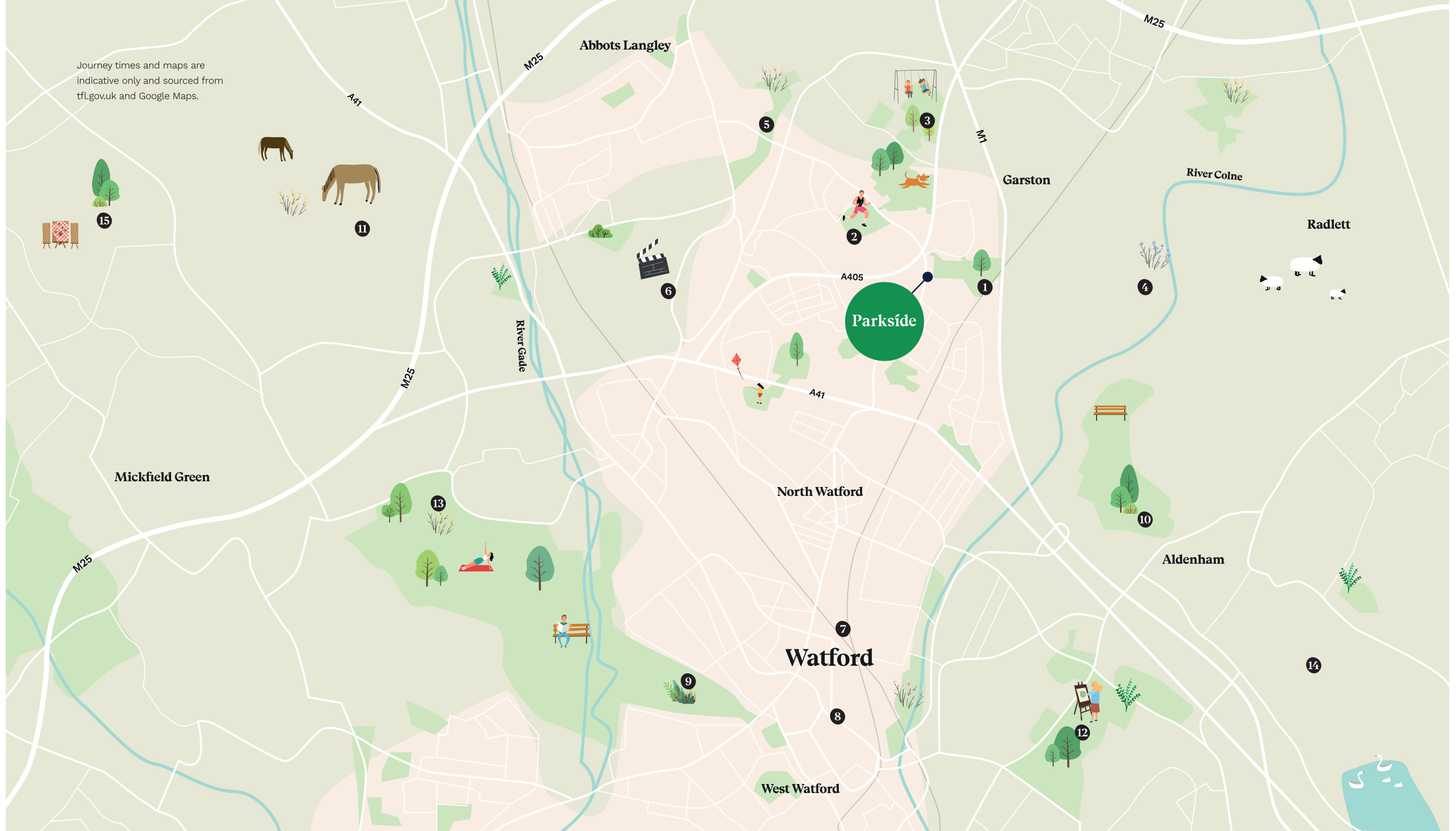
Parkside is perfectly placed so you can enjoy everything on your doorstep.



- 03 MIN WALK GARSTON LODGE DENTIST
- 03 MIN WALK PARK PHARMACY
- 05 MIN DRIVE LEMONFIELD PLAY AREA
- 02 MIN WALK WENZEL'S BAKERY
- 01 MIN WALK GARSTON PARK & NATURE RESERVE
- 01 MIN WALK CONVENIENCE STORE
- 05 MIN DRIVE MERIDEN GP SURGERY
- 05 MIN DRIVE SAINSBURY'S
- 03 MIN DRIVE LEA FARM RECREATION GROUND



Journey times and maps are indicative only and sourced from tfl.gov.uk and Google Maps.



# Explore Watford.

- ① Garston Park  
1 minute walk
- ② Woodside Leisure Centre  
4 minute cycle
- ③ Benskins Sports Ground  
7 minute cycle
- ④ Blue Bell's Park  
8 minute cycle
- ⑤ Leavesden Country Park  
8 minute cycle
- ⑥ Warner Bros. Studio Tour  
10 minute cycle
- ⑦ Watford Junction  
13 minute cycle
- ⑧ Atria Shopping Centre  
15 minute cycle
- ⑨ Cassiobury Park  
20 minute cycle
- ⑩ Aldenham Golf Club  
20 minute cycle
- ⑪ Berrybushes Farm  
22 minute cycle
- ⑫ The Royal Connaught Park  
23 minute cycle
- ⑬ Whippendell Woods  
25 minute cycle
- ⑭ Aldenham Country Park  
30 minute cycle
- ⑮ Chipperfield Common  
35 minute cycle

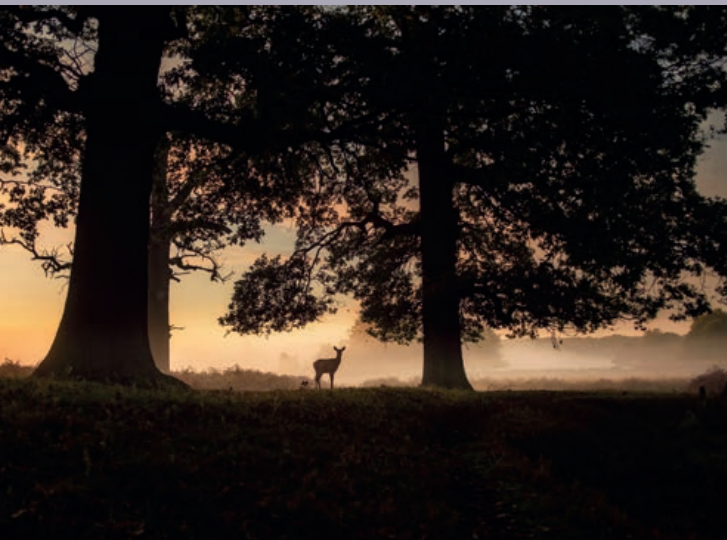


# Keeping you connected.

## Watford is a popular commuter town for a reason.

The town's excellent tube, rail, and road connections are ideal for working and everyday commuters and holiday-goers. Wherever your destination – Central London, other cities, Heathrow Airport or beyond – you have easy access to a multitude of stations and major highways to kick-start your journey.

In addition, Parkside stands a mere 11-minute walk or 3-minute drive from Garston Station, providing an even more convenient link to your travels.



Chorleywood.

Set your sights further afield and you're 5 minutes away from the M25 and 6 minutes away from the M1, it's all close at hand.



Watford Underground.



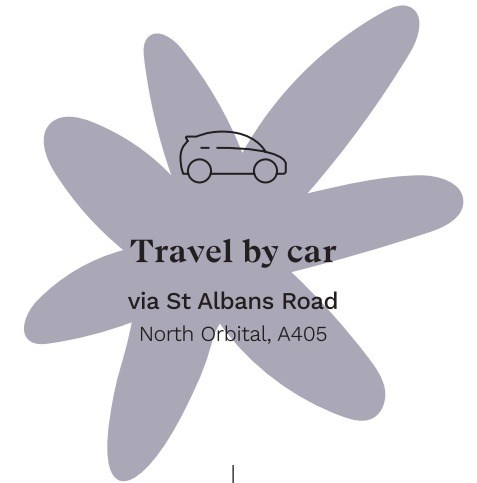
St Albans Cathedral.



**Garston Station**  
via Watford Junction



**Watford Underground**  
via Metropolitan Line



**Travel by car**  
via St Albans Road  
North Orbital, A405

St. Albans Abbey  
12 minutes

Harrow & Wealdstone  
20 minutes

Oxford Circus  
23 minutes

Wembley Central  
27 minutes

London Euston  
29 minutes

Milton Keynes Central  
48 minutes

Chorleywood  
15 minutes

Harrow on the Hill  
19 minutes

Northwick Park  
22 minutes

Baker Street  
41 minutes

King's Cross  
49 minutes

Liverpool Street  
57 minutes

Woodside Leisure Park  
6 minutes

Aldenham Country Park  
11 minutes

Sainsbury's Supermarket  
15 minutes

Warner Bros. Studio Tour  
15 minutes

Atria Shopping Centre  
16 minutes

Heathrow Airport  
39 minutes

Journey times are indicative only and sourced from tfl.gov.uk and Google Maps.





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## Nurseries

### Bright Little Stars Nursery

Have your little ones gain crucial experience in stimulating environments like large outdoor play areas and tending to local allotments.

**11 minute walk**

### Kingswood Nursery School

Where learning is an exciting adventure. This nursery features a rich and varied curriculum with extensive grounds and first-hand experiences.

**18 minute walk**

## Primary Schools

### The Grove Academy

A safe, nurturing and creative environment that supports, inspires, and motivates children.

**10 minute walk**

### Kingsway Junior School

An inclusive community serving a diverse population of pupils from Year 3 to 6.

**15 minute walk**

### Alban Wood Primary School

A primary school and nursery that nurtures individual talents and celebrate achievements.

**20 minute walk**

### St. Catherine of Siena Catholic Primary School

Encouraging collaboration, communication, creativity, and critical thinking to embrace the challenges of the 21st century.

**20 minute walk**

## Secondary Schools

### Parmiter's School

A school with a long-standing history, promoting an independent work ethic and a love for learning.

**15 minute walk**

### St. Michael's Catholic High School

Part of their mission statement is striving to achieve excellence in each individual.

**15 minute walk**

### Queens' School

A specialist sports and science college with facilities including 12 all-weather sports pitches.

**15 minute walk**

### Westfield Academy

Students leave feeling able to determine their own life journey, pursue their own ambitions, and confident of their ability to embrace change.

**18 minute drive**







# Designed for living.

Apartments feature an open-plan living and dining layout with large windows to let all the natural light in, infusing the space with a sense of lightness. You won't find it hard to work, entertain, and relax in your new home.

Outside and around the blocks, there are also plenty of bike stands, car parking, and electric charging points for all your vehicular needs.

At Parkside, you can live easy and get to wherever you need to be.







**Thoughtful design is the focus and core of Parkside's apartments.**

You'll find integrated appliances in the kitchen, recessed downlights, double sockets with USB charging points throughout the apartment, and customisable heating controls among many other features.

Our apartments also offer flooring on the inside and ample outdoor space, with your apartment having either a balcony or terrace. Unwind and relax with ease in a home designed with you in mind.

# Space to unwind.





# Thrive Homes

Parkside, St Albans Road,  
Watford, WD25 9NN