

Thrive
Homes

Parkside

Nature's Neighbour



A stunning collection of
1, 2 & 3 bedroom apartments

Garston, Watford

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.

Parkside

Site plan



Key

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



Stylish and flexible living.

Designed for the future.



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).



Live local with everything on your doorstep.

Beautiful communal gardens.





Take in the outdoors at Garston Park.



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.



A whole new 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.

Grand Union Canal, Watford.



Serenity meets modernity.



Garston Park, Watford.

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.



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.



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.



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.





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.



PRYZM Nightclub Watford

Let your hair down with a drink and a boogie at one of Watford's most innovative club experiences.



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, start your pre-drinks at the many pubs in town before heading to PRYZM for a memorable night out.

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.

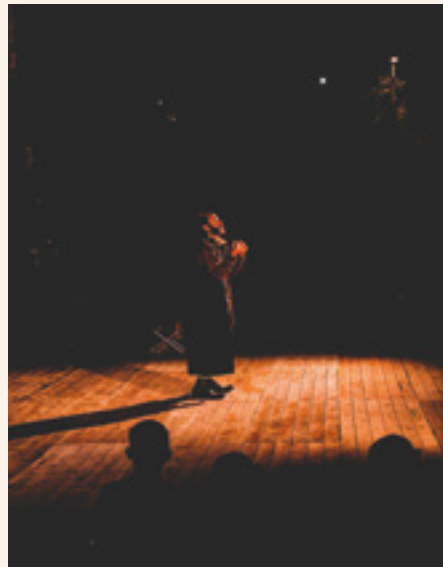


The Florist

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

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.



Garston Lodge Dentist

3 minute walk

Meriden GP Surgery

5 minute drive

Park Pharmacy

3 minute walk

Garston Park & Nature Reserve

1 minute walk

Lemonfield Play Area

5 minute drive

Lea Farm Recreation Ground

3 minute drive

Convenience store

1 minute walk

Sainsbury's

5 minute drive

Wenzel's Bakery

2 minute walk



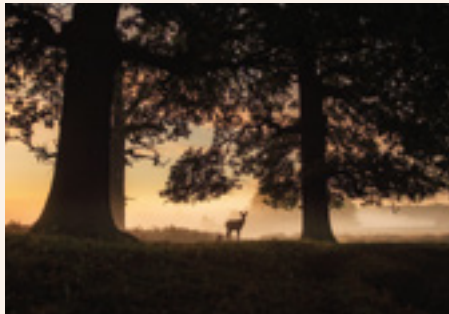
Keeping you connected.

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.

Watford Underground



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.



St. Albans Cathedral

Parkside



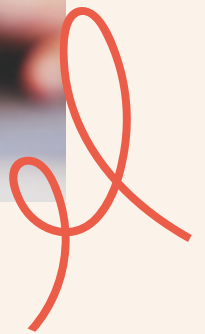


Journey times are indicative only and sourced from tfl.gov.uk and Google Maps.

Let your child grow with an array of education choices in Watford.

This town has no shortage of highly rated and easily accessible primary and secondary schools to choose from.

For tertiary education, a short ride on the London Overground and Underground will take you to prestigious universities, colleges, and Royal Colleges.



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Building bright futures.



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.







Space to unwind.

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.

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parksidewatford.co.uk