





**A SPACIOUS and beautifully presented LUXURY HOUSE set OVER FOUR FLOORS with UNDERGROUND PARKING, GARDEN, additional ROOF TERRACE, and use of the beautifully landscaped GARDEN SQUARE. Situated within an AWARD-WINNING development, close to the vibrant CITY CENTRE and only a short walk to the mainline railway station.**

**Guide Price: £1,050,000**

A splendid modern terraced townhouse nestled in the heart of the award-winning development, Gabriel Square. Boasting an impressive 2,088 sq ft, this property offers ample space for comfortable living, spread across four floors. The layout maximizes natural light and functionality, with the accommodation comprising four generously sized bedrooms, each with its own bathroom, providing plenty of room for a growing family or accommodating guests. The sleek and stylish kitchen diner has Poggenpohl fittings and quality integrated appliances with bi-folding doors open to a private garden. One of the standout features of this property, along with the mezzanine floor overlooking the kitchen, is the roof terrace, offering a private sanctuary where you can unwind and enjoy panoramic views of St Albans. Additionally, residents can take advantage of the communal gardens, which feature a beautiful, mirrored sculpture by an award-winning sculptor, and residents' underground parking. This property is an ideal opportunity for those seeking a modern, spacious home in a sought-after location. With its well-designed layout, attractive features, and convenient amenities, this house presents an exceptional opportunity for those seeking a modern, spacious home in the heart of St. Albans, close to the mainline railway station and City Centre.





Entrance

Kitchen/Dining 4.00m x 5.54m (13'1" x 18'2").

Shower Room

Bedroom 4 2.74m x 3.21m (9' x 10'6").

Lounge 4.00m x 3.95m (13'1" x 13').

Terrace

Living Room 4.00m x 5.00m (13'1" x 16'5").

Bedroom 3 4.00m x 3.25m (13'1" x 10'8").

Bathroom

Bedroom 2 4.00m x 3.18m (13'1" x 10'5").

Ensuite Shower Room

Bedroom 1 4.00m x 5.28m (13'1" x 17'4").

Bathroom

Terrace

Roof Terrace 4.20m x 6.61m (13'9" x 21'8").

Garden







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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