





An **AWARD-WINNING HOME** positioned within an award-winning development in the heart of **St Albans City Centre**. This truly stunning home boasts a **SUPERB ROOF TOP GARDEN** which has won two prestigious awards as well as **FOUR FLOORS** of modern, versatile living accommodation.

Guide Price: £1,175,000

The current owners have significantly invested in further improvements to this already stunning home, far too many to list and viewing is strongly recommended. Internally, the accommodation is spread over four levels and comprises on the ground floor, two spacious living rooms, leading to a sun terrace. The lower level opens to a stylish kitchen diner with Poggenpohl fittings and quality integrated appliances. Bi-fold doors open to a private garden. Bedroom four/Neatsmith bespoke fitted study, a shower room and storage area can be found here.

On the first floor, there are two bedrooms and a bathroom, a spacious principal bedroom with built-in wardrobes, and a stylish en-suite. On the second floor, there is a larger than average bedroom, with a walk-in wardrobe and a landscaped sun terrace. A modern bathroom completes this floor, with stairs leading to a stunning rooftop garden that has won an array of awards including the BALI National Landscape Awards: Principal Award Winner 2022 and 2022 Pro Landscaper Small Project Big Impact Award for Best Garden Design and featured as a full-page article for the RHS 'The Garden' magazine in July 2023 entitled "The Statement Rooftop".

One of only five of this design type, positioned to the north side of the development the property enjoys southerly views across the landscaped gardens and conveniently positioned parking directly accessible from the lower ground floor garden in the secure underground garage as well as having the Control4 Smart Home System, which enables homeowners to control the lights, heating, and play music all at the touch of a button and remotely from your phone. A truly stunning home that needs to be viewed to appreciate all it has to offer. *Garden photos taken by Richard Bloom.*





Lower Ground Floor

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

Storage

Shower Room

Bedroom 4/ Study 2.75m x 3.21m (9' x 10'6").

Ground Floor

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

Living Room 2 4.00m x 3.95m (13'1" x 13').

Terrace

First Floor

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

Second Floor

Terrace

Bedroom 1 4.00m x 3.55m (13'1" x 11'8").

Bathroom

Terrace

Roof Terrace 4.12m x 8.50m (13'6" x 27'11").







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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