



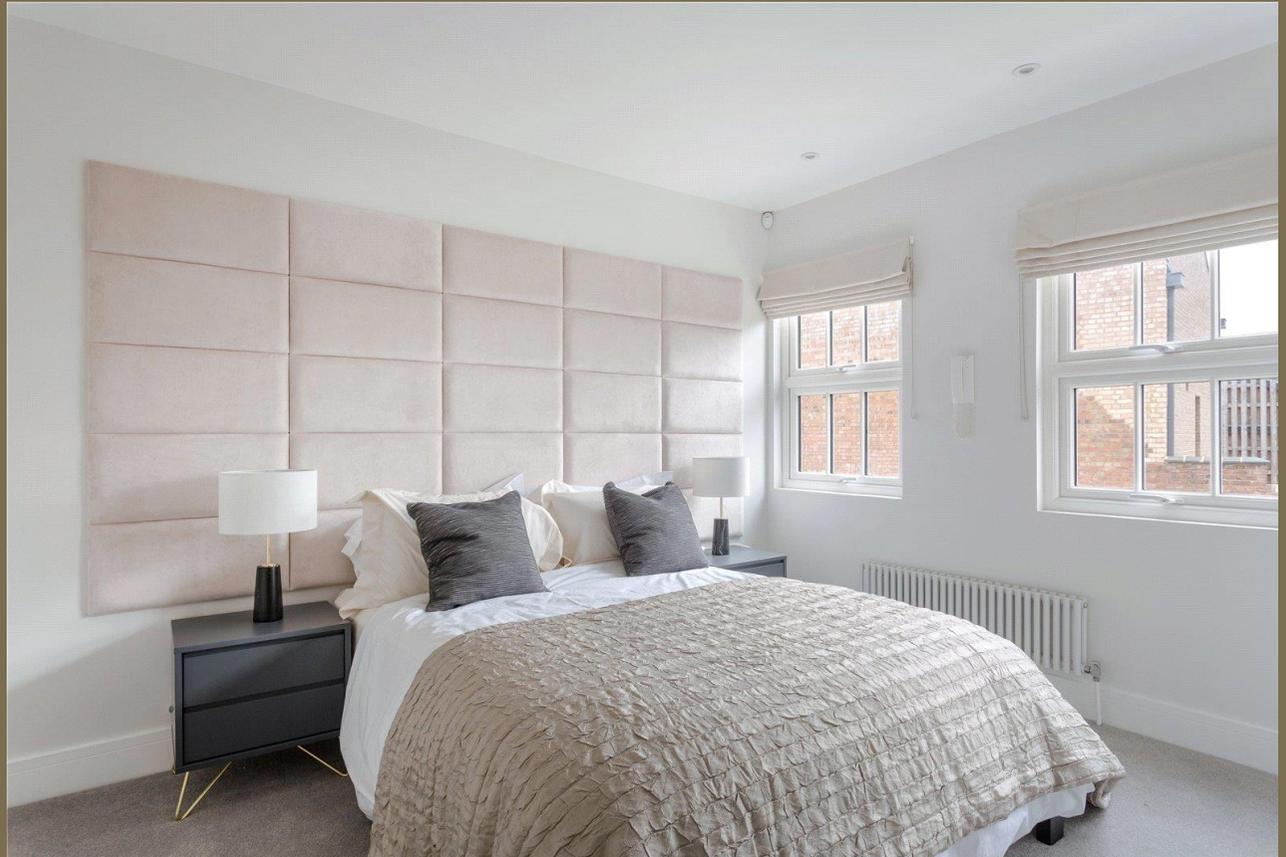


An IMMACULATELY PRESENTED THREE STORY CHARACTER HOME situated in a hidden mews, part of a former hat factory conversion, in the heart of St Albans vibrant CITY CENTRE. This property is located equidistant to the shops and mainline station (Kings Cross St Pancras 20 mins)

Offers Over: £750,000

This truly remarkable property has undergone a recent refurbishment creating a one-of-a-kind city centre home, This extensive refurbishment included all new doors and windows, layout reconfiguration, new plumbing, boiler, electrics including TV and data points in all reception rooms and bedrooms and bathrooms. Arranged over three floors, this immaculate property offers versatile and stylish living space to include on the ground floor a recently fitted industrial influenced contemporary kitchen with dining space and emphasis on storage, and a cloak and shower room, on the lower ground floor an exquisite living and dining area with access to the outside garden and on the first floor, two beautifully presented double bedrooms and a chic modern bathroom.

Externally the garden is walled, south-east facing with a good sized entertaining patio of contemporary styled London Stone and the rest laid with artificial grass making it a low maintenance relaxing entertaining space all year round. A further benefit to this impeccable home is the outbuilding situated at the rear of the garden which has been completely wired to allow it to be a private home office and is currently being used as a utility room.





Entrance Hall

Living Room 6.83m x 4.44m (22'5" x 14'7").

Kitchen/Dining Room 4.97m x 3.48m (16'4" x 11'5").

Cloakroom

Bedroom 1 3.77m x 3.45m (12'4" x 11'4").

Bedroom 2 3.07m x 2.95m (10'1" x 9'8").

Bathroom

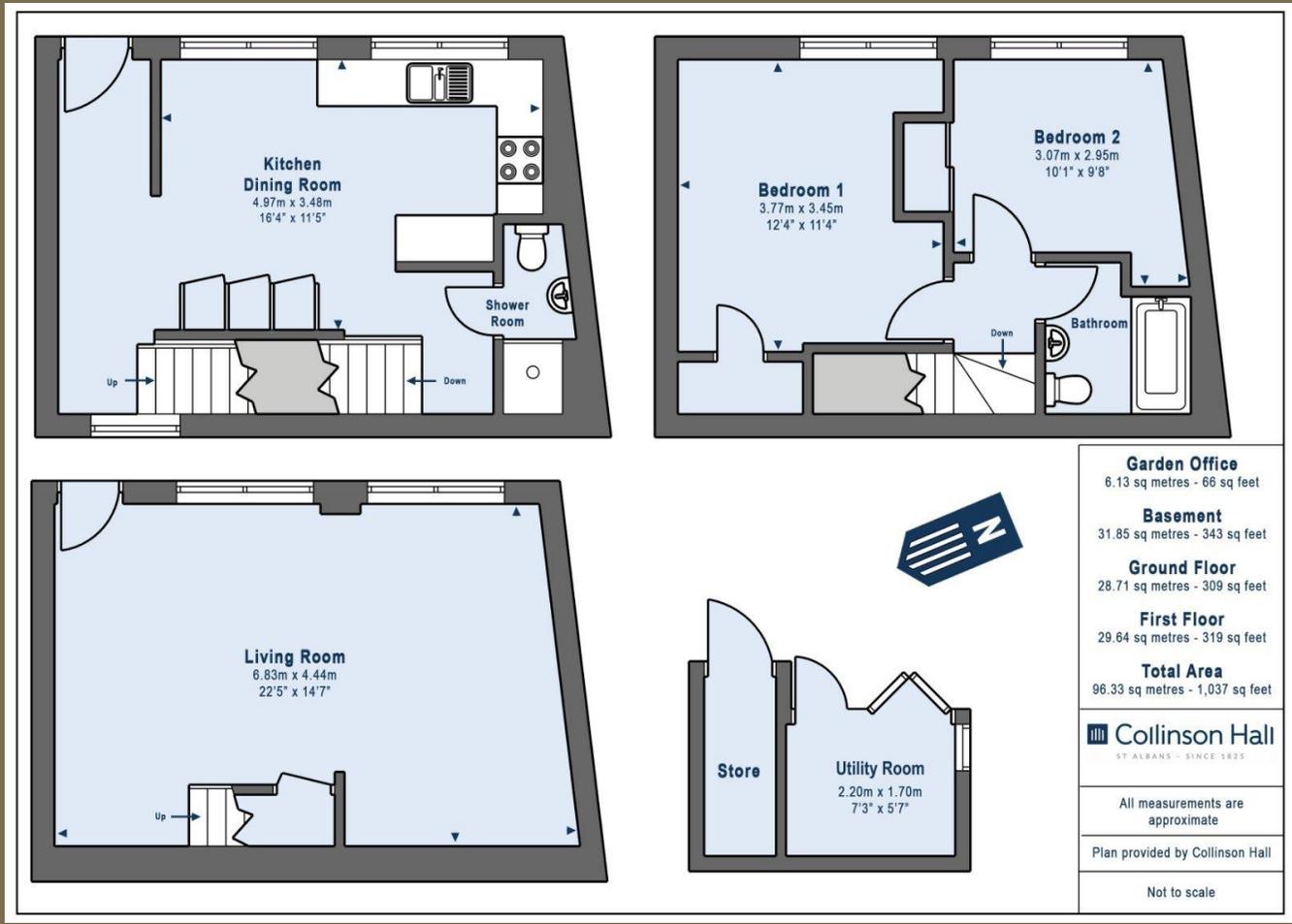
Garden

Utility Room 2.20m x 1.70m (7'3" x 5'7").

Store







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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