

London Road, St. Albans, Hertfordshire, AL1

Offers in excess of: £665,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Situated within the award-winning Gabriel Square development in the heart of St Albans city centre, this exceptional 1,028 sq ft duplex apartment boasts a bespoke Poggenpohl kitchen complete with integrated Neff appliances, including a wine cooler and dishwasher. Also on the first floor is a bright and airy reception room, together with a stylish bathroom.

The second floor comprises two spacious bedrooms, both benefiting from private balconies. The principal bedroom also features built-in wardrobes and a luxurious en suite shower room. Ascending to the top floor, you are greeted by a stunning private roof terrace enjoying far-reaching panoramic views across St Albans Cathedral and the surrounding skyline.

The historic city of St Albans offers an extensive range of shopping facilities, together with a vibrant selection of restaurants, cafés and bars. Rich in Roman history, the city is home to the beautiful Verulamium Park, with approximately 100 acres of parkland and lakes providing excellent leisure opportunities. St Albans also benefits from an outstanding choice of both state and independent schools.

For commuters, St Albans City station is only a short 5 minute walk away and provides a fast, direct service (21 minutes) to London St Pancras International, with onward connections via Eurostar to Brussels, Paris and Amsterdam. The station is also easily reached via the Alban Way, a dedicated walking and cycling route. St Albans Abbey station offers services to Watford Junction, where frequent trains reach London Euston in approximately 20 minutes.







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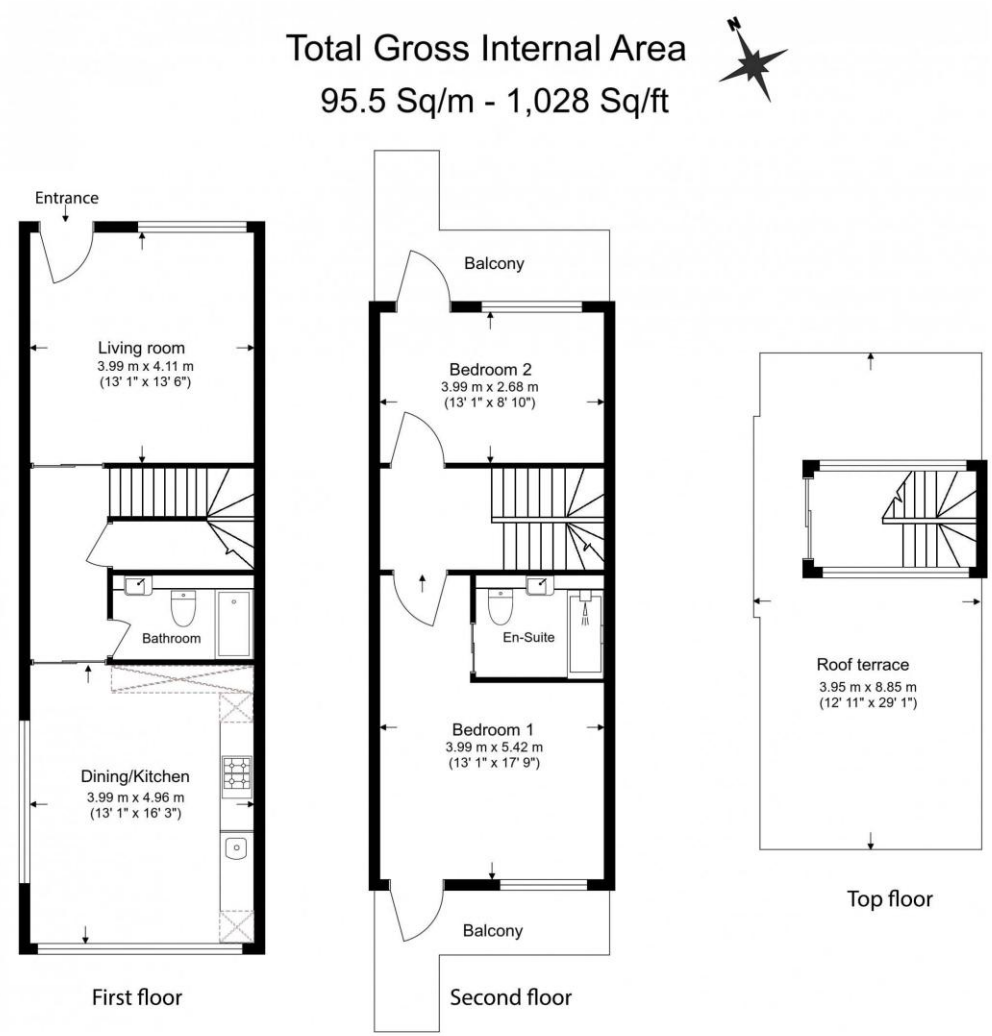


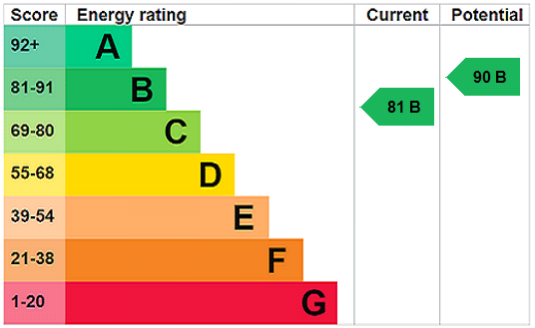



Property Features:

- Share Of Freehold
- Excellent Location
- Exceptional Duplex Apartment
- Circa. 1028 Square Feet Of Luxury Living Space
- Two Double Bedrooms With Private Balconies
- Stylish Family Bathroom & Ensuite Shower Room
- Spacious Roof Terrace With Far Reaching Views
- St Albans City Train Station (Thameslink Railway)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of:	£665,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,040.88 (per annum) For the year of 2026

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA260199

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