












25 Gabriel Square  
St Albans, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

A contemporary high-specification maisonette with private garden in an exclusive development.

A modern two-storey apartment featuring two bedrooms, neutral décor, and high-quality fixtures and fittings throughout. The property benefits from beautiful wood flooring that extends across the ground floor, providing practicality and cohesion to the living environment.

	1 RECEPTION ROOM		2 BEDROOMS		2 BATHROOMS
	DESIGNATED COVERED		GARDEN		LEASEHOLD
	TOWN		1,245 SQ FT		GUIDE PRICE £800,000



The property

Located in an exclusive Conran + Partners-designed collection of 80 homes, 25 Gabriel Square is a modern family home offering light-filled accommodation arranged over two floors, the whole combining to create an ideal family and entertaining space. Featuring wooden flooring throughout the ground floor, the layout comprises a large front aspect sitting room with full-height glazing overlooking the garden square and admitting a wealth of natural light, and a generous rear aspect kitchen/dining room with a range of contemporary wall and base units, modern integrated appliances, space for a dining table and a door to a decked rear aspect balcony with spiral stairs down

to the lower ground floor garden. Stairs descend from an inner hall to the lower ground floor which provides a generous front aspect study, family bathroom and a door to a paved courtyard garden with access to the underground parking beyond, and an inter-connecting bedroom with full-height glazing overlooking the courtyard garden. To the rear is a generous L-shaped principal bedroom with built-in storage, contemporary fully-tiled en suite shower room and full-height-glazing incorporating two doors to the terrace.

Outside

Set around an attractive landscaped garden square featuring contemporary sculpture



and communal seating areas, the property is approached over a blocked-paved path to the front door flanked by a feature raised flowerbed and low-level railings. The enclosed rear garden is laid mainly to level lawn and features a timber wooden-floored garden studio, feature spiral steps up to the ground floor balcony and a paved terrace, both ideal for entertaining and al fresco dining. The property also benefits from designated underground parking.

### Location

St. Albans' historic city centre offers a great range of independent retailers, major stores, supermarkets, services, bars, cafés, public houses and restaurants. The city also has a thriving cultural life, with regular concerts and theatre productions held in a variety of

local venues, as well as football, rugby and cricket clubs, a community gym, bowls and tennis club, golf course and green spaces including The Wick, Clarence Park, and Verulamium Park. Communications links are excellent; the city's mainline station (0.3 mile) offers regular fast services via St. Pancras International to the City (19 mins), Gatwick and beyond, and road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton and Stansted. The area offers a wide range of state primary and secondary schooling including Cunningham Hill Infant and Junior Schools and Loreto College (all rated Outstanding by Ofsted), together with a good selection of independent schools inc. St. Albans, St. Albans High School for Girls.

### Distances

St. Albans High Street 0.5 mile  
M25 (Jct. 22) 3.4 miles  
A1(M) (Jct. 3) 4.9 miles  
M1 (Jct. 6) 5.7 miles  
Hatfield 6.0 miles  
Hemel Hempstead 6.7 miles  
Watford 10.0 miles  
London Luton Airport 11.8 miles  
London Heathrow Airport 29.0 miles  
London Stansted Airport 40.0 miles

### Nearby Stations

St. Albans  
St. Albans Abbey  
Park Street

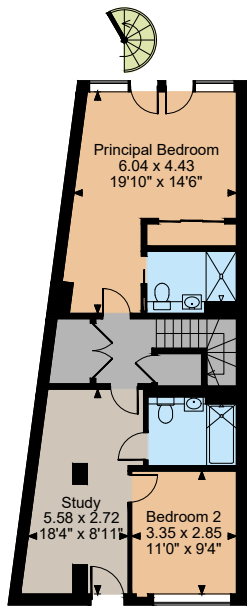
### Key Locations

St. Albans Cathedral  
St. Albans Museum and Gallery  
Verulamium Museum and Roman Ruins  
Verulamium Park  
Clarence Park

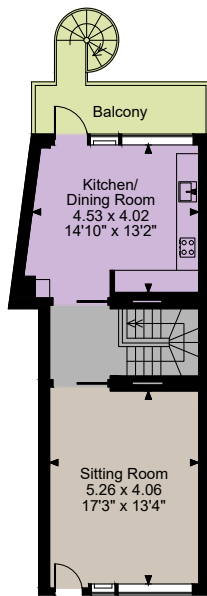
### Nearby Schools

St. Albans Independent College  
Loreto College  
St. Peter's School  
Alban City School  
Maple Primary School  
St. Albans High School for Girls  
Aboyne Lodge Junior Mixed and Infant School

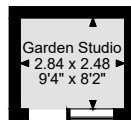




Lower Ground Floor



Ground Floor



### Floorplans

Main House internal area 1,245 sq ft (116 sq m)  
Garden studio internal area 76 sq ft (7 sq m)  
Balcony external area 77 sq ft (7 sq m)  
Total internal area 1,321 sq ft (123 sq m)  
For identification purposes only.

### Directions

AL1 3AS

///what3words: noble.lakes.digit - brings you to the property

### General

**Local Authority:** St Albans City and District Council

**Services:** Electricity, gas, mains water and drainage

**Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** E

**EPC Rating:** B

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements,

### St Albans Branch

15 London Road, AL1 1LA

**01727 738291**

[Stalbanbranch@struttandparker.com](mailto:Stalbanbranch@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

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