



**5 Nightingale Mews Leyton Road, Harpenden, Hertfordshire, AL5 2JB**  
**Asking Price £495,000**

**space**  
estates.com

NO UPPER CHAIN! A rarely available three bedroom property located in this popular mews development opposite Harpenden Common. The property has the benefit of an allocated parking space, private patio area and communal gardens. Ideally situated within walking distance of the Town Centre and Harpenden Train Station.

Freehold Tenure.  
Council Tax Band E.

- NO UPPER CHAIN
- THREE BEDROOMS
- PRIVATELY OWNED PATIO AND COMMUNAL GARDEN
- MEWS HOUSE IN CENTRAL LOCATION
- ALLOCATED PARKING SPACE
- WALK TO TOWN CENTRE AND STATION

**Entrance Hall**

**Kitchen**

**Living / Dining Room**

**Three Double Bedrooms**

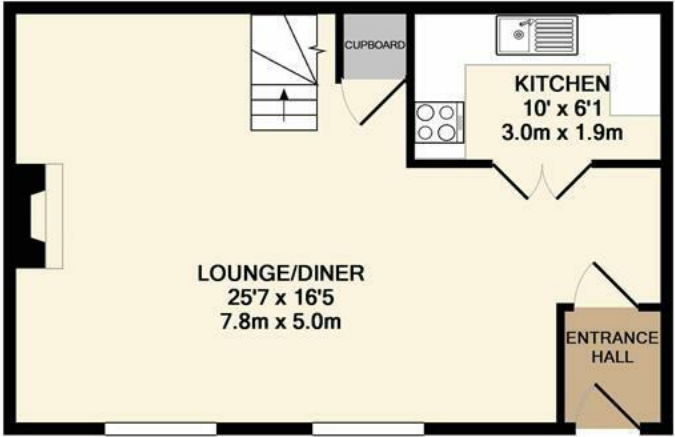
**Bathroom**

**W.C.**

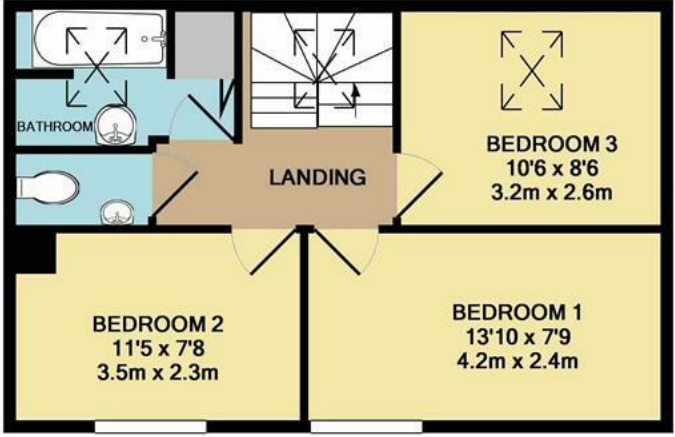
**Patio Garden**

**Allocated Parking**





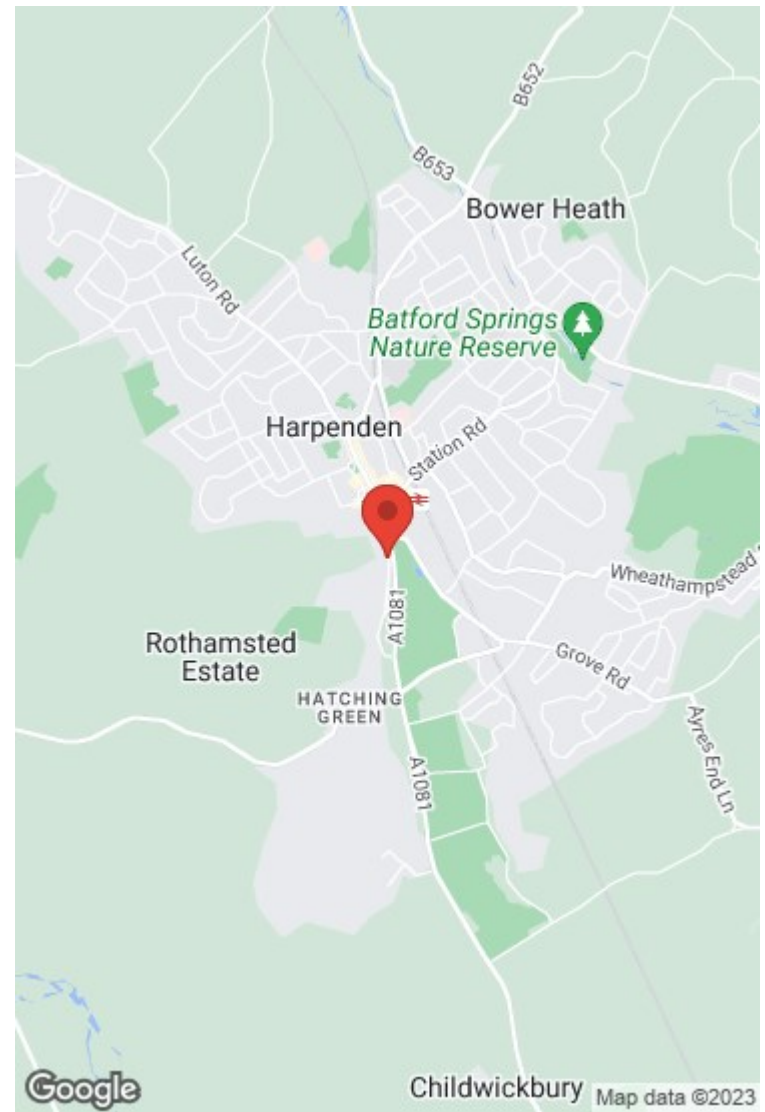
GROUND FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>85</b>
		<b>66</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>83</b>
		<b>62</b>	
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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