



**The Old Chapel, Mallard Road, Abbots Langley, WD5 0GQ**

**welcome to**

## **The Old Chapel Mallard Road, Abbots Langley**

Welcome to The Old Chapel, an exceptional collection of newly converted luxury apartments set within one of Abbots Langley's most striking historic buildings. Blending original character with contemporary elegance, these homes offer an ideal balance of heritage charm and modern living.

This impressive three bedroom apartment spans the first and second floors and showcases stunning architectural features, including vaulted ceilings, exposed brickwork & magnificent arched chapel windows that fill the interiors with natural light. The first floor provides a spacious open plan living and dining area with a sleek contemporary kitchen complete with integrated appliances.

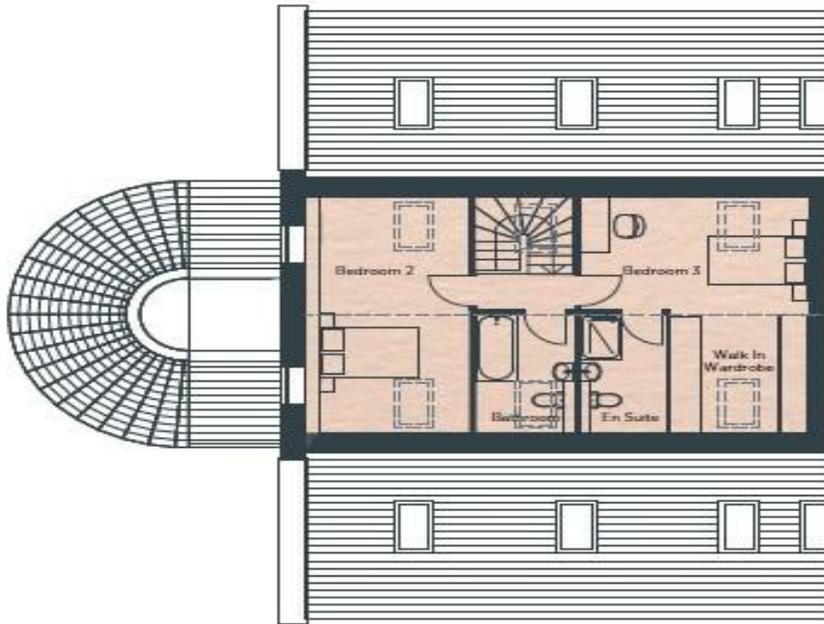
Also on the first floor is a generous double bedroom, a separate utility room, and a guest WC, offering both practicality and flexibility.

The second floor includes two further well proportioned bedrooms, including a luxurious principal suite with an elegant en suite shower room and a walk in wardrobe. A second bedroom and beautifully finished shower room complete the upper level.

Additional highlights include high ceilings, contemporary décor & abundant natural light. The development offers landscaped communal grounds, close proximity to Abbots Langley's village centre, two allocated parking spaces per apartment, and a 999 year lease for long term peace of mind.

The Old Chapel offers a rare opportunity to own a distinctive home blending historic charm with modern luxury in the heart of Abbots Langley.





SECOND FLOOR



FIRST FLOOR



welcome to

## The Old Chapel Mallard Road, Abbots Langley

- A spacious 3-bed, 2-bath duplex with high-quality modern finishes in a stunning historic chapel conversion.
- High spec contemporary kitchens with sleek cabinetry and integrated appliances.
- Mezzanine-style upper bedroom overlooking the living space and showcasing original architectural features.
- 999 year lease providing long-term security and peace of mind.
- Two allocated parking spaces per apartment, plus landscaped communal grounds.

Tenure: Leasehold EPC Rating: C

Service Charge: 1883.33

Ground Rent: Ask Agent

# £685,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownmerry.co.uk/Property/WAF105118](https://www.brownmerry.co.uk/Property/WAF105118)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WAF105118 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 brown & mery



**01923 248861**



[watford@brownmerry.co.uk](mailto:watford@brownmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownmerry.co.uk](https://www.brownmerry.co.uk)**