



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Gabriel Square, St. Albans, AL1 3AS

£725,000

## Gabriel Square, St. Albans, AL1 3AS

A stunning duplex home forming part of the landmark city centre Gabriel Square development.

The property enjoys a carefully balanced layout for a flexible lifestyle with a minimalist aesthetic and contemporary interior design by Conran & Partners. Simple clean lines are complemented with high contrast finishes ensuring a home highly suited to modern living.

In addition to two private courtyards that form part of this wonderful home, all residents can also enjoy the landscaped garden square featuring a world class sculpture as well as secure underground parking.

Gabriel Square is located in the heart of central St Albans, a short walk to the mainline station, the Odyssey cinema and a variety of cafes, restaurants and delis.



## ACCOMMODATION

The property benefits from underfloor heating throughout, oversized internal doors and large picture windows.

### Entrance

Pathway leading to front door, opening into:

### Living Room

16'10 x 13'2 (5.13m x 4.01m)

Engineered oak flooring, large window to front, spotlights, sliding door into:

### Hallway

Staircase to lower ground floor, brushed steel handrail, sliding door into:

### Open Plan Kitchen / Dining Room

14'0 x 13'0 (4.27m x 3.96m)

Large picture windows to rear, door opening onto rear deck with spiral staircase down to the rear courtyard, Poggenpohl Kitchen, white Corian worktops, under mounted bowl with brushed stainless steel mixer tap, LED under wall unit lighting, NEFF integrated appliances include Circo Therm oven, combination microwave / oven, induction hob, extractor hood, dishwasher, engineered oak flooring.

## LOWER GROUD FLOOR

### Hallway

Engineered oak flooring, utility cupboard housing wall mounted boiler and washer/dryer, spotlights, additional storage cupboard, doors to:

### Bedroom One

19'2 x 13'0 (5.84m x 3.96m)

Wonderful double bedroom master suite with large windows to rear and door onto courtyard rear garden, fitted wardrobes, spotlights, door to:

### En-Suite Shower Room

Luxury en-suite shower, wc, washbasin with mixer tap, fitted mirrored cabinet with side lighting, tiled shower cubicle, tiled floor, spotlights, heated towel rail.



### Inner Hallway

Engineered oak flooring, spotlights, door to rear courtyard, this space could potentially be utilised as a study area, door to:

### Bedroom Two

11'0 x 9'0 (3.35m x 2.74m)

Double bedroom, spotlights, large window overlooking rear bamboo courtyard.

### Bathroom

High quality finish, wc, washbasin with mixer tap, fitted mirrored cabinet with side lighting, bath with mixer tap and shower over, hand held shower attachment, tiled splash back and floor, spotlights, heated towel rail.

### EXTERIOR

#### Front Courtyard

The property enjoys two courtyards, the front courtyard is an attractive stone patio with raised border planted with bamboo for a tranquil feel, gated access to secure underground parking.

#### Rear Courtyard

Stone patio area, outside tap, outside lighting, spiral staircase linking to the deck from the kitchen diner.

#### Communal Gardens

This development is set around a stunning central courtyard, beautifully landscaped for all residents to use.

#### Parking

The property has one allocated underground parking bay which is accessed via Alma Road. There are six additional visitors spaces for residents' guests to use.

#### Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

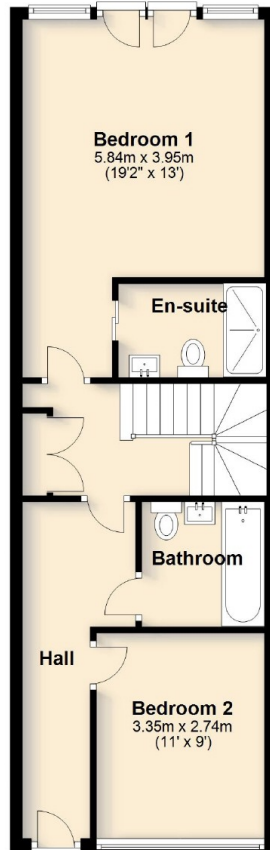
#### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

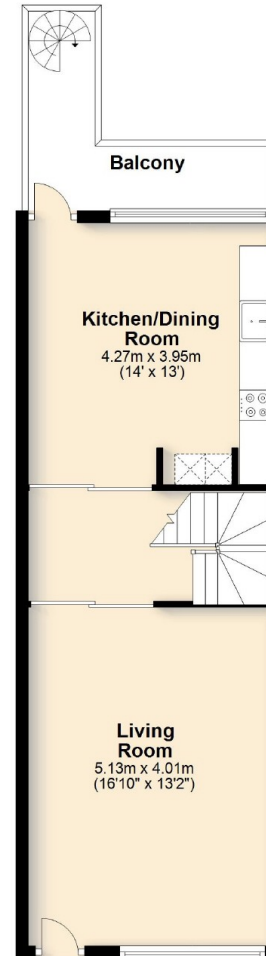




**Lower Ground Floor**  
Approx. 52.5 sq. metres (564.7 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 97.8 sq. metres (1052.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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