



**HANSTEAD HOUSE, ST ALBANS**  
**GUIDE PRICE £925,000 LEASEHOLD**

# HANSTEAD HOUSE

St Albans, AL2 3FZ

AWARD WINNING DEVELOPMENT!

**\*\*Show Apartment Open\*\*** Thursday to Monday 10am to 5pm

Hanstead House forms part of the country house estate in Hertfordshire, situated 3 miles from Radlett. The current building, though in the Georgian style, dates back from 1925 and was originally built for the Yule family.

This Boutique Development consists of 11 exquisitely designed 2-bedroom apartments, boasting luxurious living alongside some beautifully restored period features. The Homes are set within the picturesque, well restored formal gardens, featuring a tree-lined driveway and an additional 5.8 acres of communal grounds.

Located on the ground floor this apartment briefly comprises; welcoming entrance hall, living/Kitchen/Dining room offering ample amounts of accommodation with french doors providing access on to the private terrace. Two large Bedrooms both with en-suites / steam rooms. With master bedroom benefiting from a walk-in-wardrobe and both bedrooms also having doors opening out onto the private terrace. Measuring 1,211 sq.ft in size, the apartment benefits from double aspect views overlooking the formal gardens.

Specification;

- Professionally designed bespoke kitchen and utility room with Silestone Quartz worktops and upstands.
- Integrated appliances including Miele hob, siemens fridge/freezer and Quooker fusion tap.
- Electrical/technology includes control4 home automation, intelligent lighting and multi-room sound system features.
- Professionally designed bespoke fitted wardrobes in both master suite and second bedroom.
- Wet underfloor heating throughout with programmable room temperature control.
- Security incudes video entry system to main communal front door as well as to individual apartments
- Individual apartment alarm system.

- Show apartment now open!
- Reservations now being taken!
- Selling fast!
- Individually designed kitchens with integrated appliances
- Control4 home automation
- Interior design by award-winning Alexander James Interiors.
- Private car parking and allocated visitors spaces
- Beautifully landscaped formal gardens
- 5.8 acres of private communal grounds
- 2 Bedrooms 2 bathrooms



# 5

## TWO BEDROOM GROUND FLOOR APARTMENT



Floorplans shown are not to scale and ratio may differ to other plans in this document. Apartment layouts are for guidance only. All dimensions are subject to change.

HANSTEAD HOUSE

### ROOM DIMENSIONS

Kitchen/Breakfast	5.0m x 3.4m	16'4" x 11'1"
Living/Dining	6.9m x 4.4m	22'7" x 14'5"
Utility	2.0m x 1.7m	6'6" x 5'6"
Master Bedroom	3.9m x 3.6m	12'9" x 11'9"
Bedroom 2	3.5m x 4.4m	11'5" x 14'5"

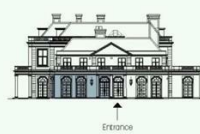
### KEY

W Wardrobe S Shower B Bath

### NORTH EAST ELEVATION



### NORTH WEST ELEVATION



### LOCATOR



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



