



Hillside Road, St Albans, AL1 3QW

Price £475,000





## Hillside Road, St Albans, AL1 3QW

**NO UPPER CHAIN** - An impressive Penthouse apartment forming part of a grand period residence surrounded by mature trees in a choice location in central St Albans.

This spacious apartment offers flexible accommodation and enjoys a wealth of internal features and carefully blends these with modern fittings to create a truly distinctive home. The apartment accesses on to a flat roof forming part of the property and used as an informal private roof terrace, with wonderful views over central St Albans.

Hillside Road is a highly prized address sought after by the discerning purchaser for its residential ambiance and incredible convenience. The property is a short walk to both the mainline station with regular trains into London St Pancras and to St Albans city centre with its extensive selection of excellent restaurants, bars and shops.



## ACCOMMODATION

### Entrance

Pathway leading off Hillside Road, external metal staircase rising to second floor, part glazed solid wood front door opening into:

### Entrance Porch

Cupboard housing the boiler, part glazed door into:

### Entrance Hall

Spacious entrance with sash window to side and steps up to roof terrace, two radiators, two wall light points, doors to:

### Living Room 17'5 X 14'11 (5.31m X 4.55m)

Dual aspect room with windows to front and side, feature fireplace with mantelpiece over, two radiators, spotlights, two built in storage cupboards.

### Kitchen 11'8 x 9'8 (3.56m x 2.95m)

Range of wall, base and drawer units, contrasting work surface over, inset four ring stainless steel gas hob, light and filter unit over, separate eye level double oven and microwave, integrated slimline dishwasher, tiled floor, feature exposed brick wall with contemporary radiator, window to front.

### Bedroom One 12'5 x 14'6 (3.78m x 4.42m)

Impressive double bedroom with vaulted ceiling with exposed beams, fitted furniture for storage, two radiators, window to side, velux window.

### Bedroom Two 12'7 x 14'11 (3.84m x 4.55m)

This room could potentially be used as a spacious dining room, feature cast iron fireplace, radiator, window to side.



### Bedroom Three 13'10 x 9'10 (4.22m x 3.00m)

A double bedroom, window to side, two built in storage cupboards, radiator, feature fireplace.

### Bathroom 15'1 x 12'0 (4.60m x 3.66m)

A stunning sumptuous luxury bathroom suite with vaulted sloping ceilings and exposed beams, free standing roll top bath, pedestal washbasin, tiled shower cubicle, low level wc, tiled floor, old school style radiator, sash window to side, shaver socket, space and plumbing for washing machine.

## EXTERIOR



### Roof Terrace

The apartment accesses on to a flat roof forming part of the property and used as an informal private roof terrace, with far reaching views over central St Albans.

### Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

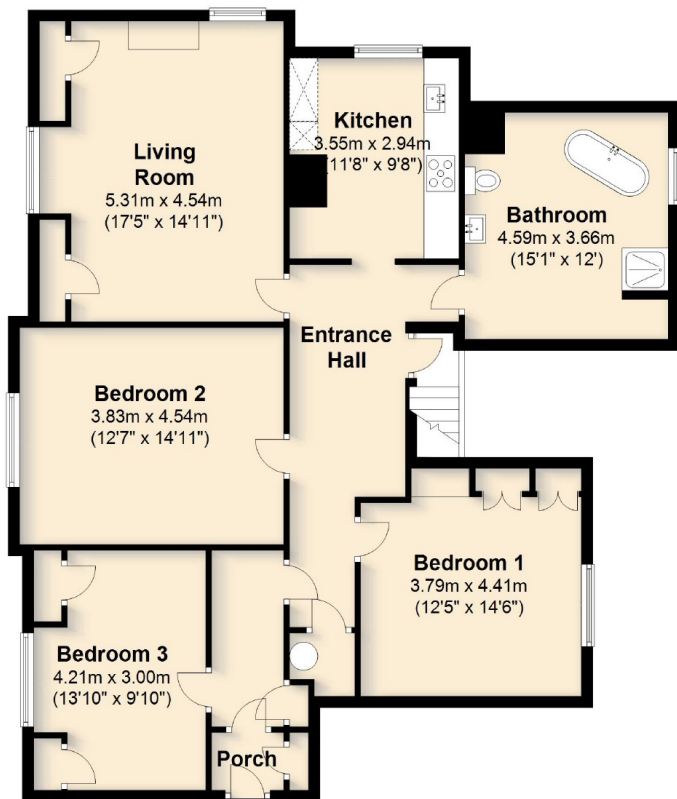
### Environmental Impact Rating

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.



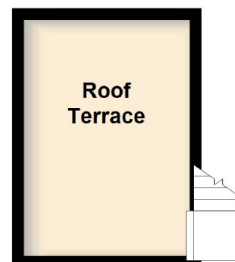
## Top Floor

Approx. 117.1 sq. metres (1260.7 sq. feet)



## Roof Terrace

Approx. 14.6 sq. metres (156.8 sq. feet)



Total area: approx. 131.7 sq. metres (1417.5 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.

