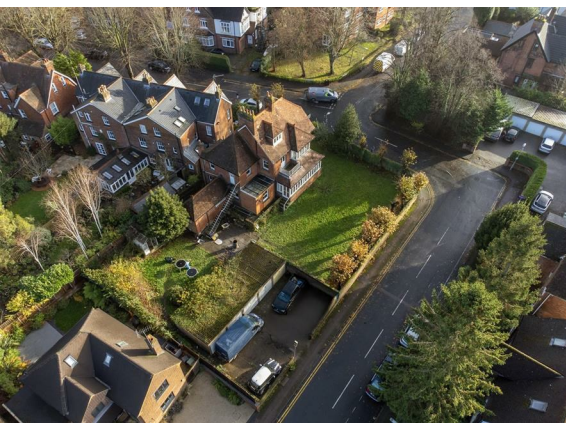


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
	71	37
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
Not environmentally friendly - higher CO ₂ emissions		





A substantial Victorian detached residence on a plot of 0.25 acres in an enviable City centre location just a few moments walk of the mainline station offering fantastic potential for refurbishment of the existing building or as a development opportunity. This unique property is understood to date from the Victorian era and to have historical connections to the Ryder family of Ryder Cup fame and is offered for sale chain free.



Externally the plot is mainly laid to lawn with an open southerly aspect. A block of five garages sit to the boundary with ample parking fronting onto Grosvenor Road.

St Albans with its Roman heritage is today a vibrant City just 20 minutes by train from central London. By day the charming old streets of the City centre are packed with specialist shops and boutiques mixing contemporary living with more traditional outlets with high street names and supermarkets. Evenings come alive with a multitude of bars, pubs and restaurants of all descriptions catering for a wide range of tastes and budgets. Leisure activities abound with Fitness centres, Golf courses, parks and open countryside all close to hand.

