



2 Bedrooms



1 Bathroom



1 Reception Room



Off-Street Parking



South-Facing Garden



EPC Band C

Council Tax  
Band: C £2,006.35 (2025/2026)

Local Authority  
St Albans City & District  
Council  
Deposit: £2,250  
Holding Deposit: £450

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**Kenton Gardens, St. Albans, AL1 1JS**  
**£1,950 pcm**



## Kenton Gardens, St. Albans, AL1 1JS

A beautifully presented and larger-than-average two double bedroom first floor maisonette, recently redecorated to a very high standard and featuring; a private rear garden with large useable garden room/home office, driveway parking, and large, bright rooms.

- 🏡 Stunning two double bedroom maisonette
- 🏡 Wonderfully bright and spacious rooms
- 🏡 Private front door
- 🏡 Fully fitted kitchen with appliances
- 🏡 Large living room overlooking the rear garden
- 🏡 Smart bathroom with shower
- 🏡 Private rear garden

### Description

This stunning first floor maisonette has been recently redecorated and upon entering via the private front door, you walk into the entrance hall with useful storage cupboard, and stairs that lead to the first floor landing, which opens to the fabulously light and bright living room, with an additional space for a study/dining area featuring floor to ceiling windows that flood the apartment with natural light. To the front you have two great sized double bedrooms, the second bedroom boasting a lovely bay window and the master offering fitted wardrobes. The well-proportioned and dual aspect kitchen/dining room has a great range of fitted units and work-top surfaces together with integrated appliances. Finishing the accommodation is the quality white bathroom with bathtub and shower over. Externally you have a low maintenance, sunny private garden which enjoys the benefit of a spacious garden room/home office/gym with power and light. To the front there is a driveway with off- street parking.

### Location

Kenton Gardens is well situated just off London Road and is within easy access to both the City Centre and Mainline railway station, which offers a fast and efficient rail service into St. Pancras railway station.



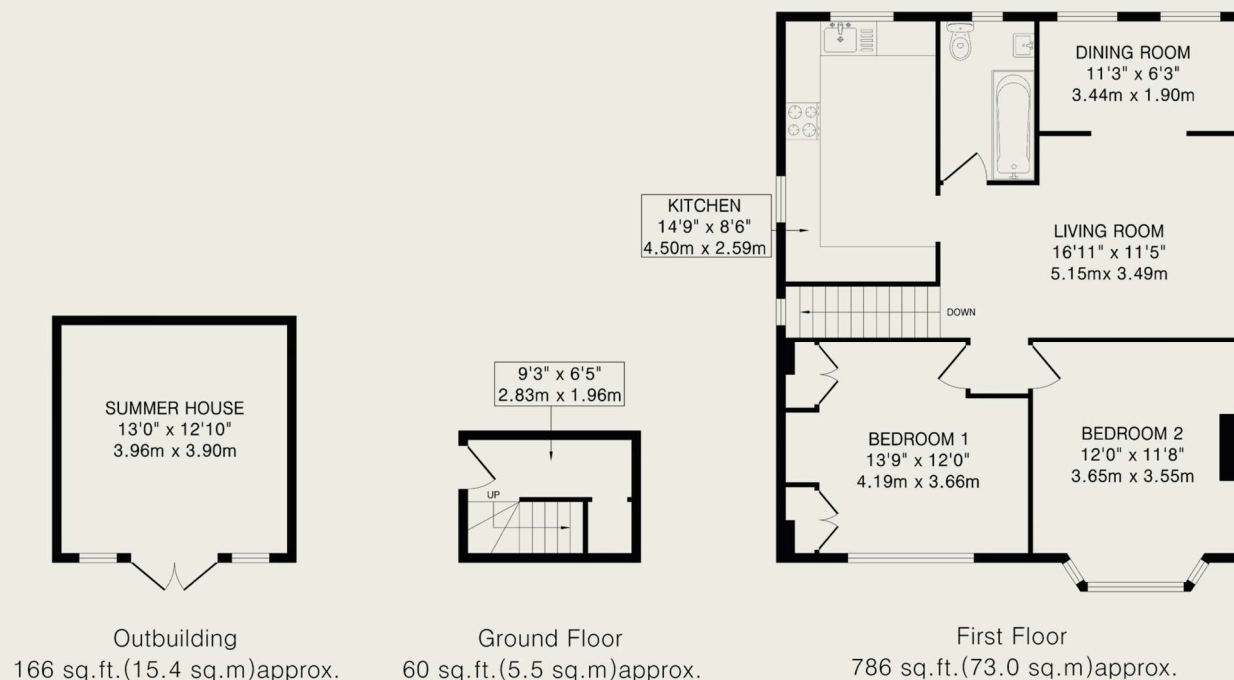




#### Important Information

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TOTAL FLOOR AREA: 1012 sq.ft. (93.9 sq.m) approx.  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.