



54 Gabriel Square, St. Albans, AL1 3AS

Guide price £1,175,000 Leasehold



Paul Barker
ESTATE AGENTS

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St. Albans, AL1 3AS

Located in the prestigious and award-winning Gabriel Square development, this striking modern townhouse offers the perfect blend of contemporary luxury and city convenience. Just a short walk from the vibrant St Albans City centre and mainline railway station, the home sits within an exclusive collection of architect-designed residences built around a beautifully landscaped communal square.

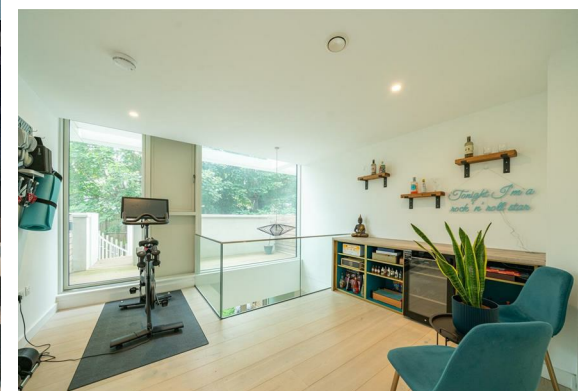
Inside, clean lines and a minimalist aesthetic define a layout tailored for modern living. A spacious, light-filled lounge with floor-to-ceiling windows greets you at the entrance, while sliding doors connect to a study area with balcony access, ideal for home working or quiet reflection.

The lower ground floor offers a bright, sociable kitchen/dining room complete with high-spec units, an island, and integrated appliances. Bi-fold doors open directly to a private rear garden, perfect for entertaining. This level also includes a flexible bedroom or study, a sleek shower room, and direct access to secure underground parking.

Upstairs, the first floor features two generous double bedrooms, one with built-in wardrobes and a private balcony. A stylish family bathroom completes this level.

The second floor is dedicated to a luxurious principal suite, offering a large dressing area, a beautifully appointed en suite with standalone bath and separate shower, and two private balconies.

Crowning this home is a stunning rooftop terrace, an expansive outdoor retreat with panoramic views across St Albans. Whether for alfresco dining, evening drinks, or relaxing under the sky, it's an unrivalled space for modern city living.





ACCOMMODATION

Hall

Bedroom 1

18'6 x 9 (5.64m x 2.74m)

Bathroom

Kitchen/Dining Room

18' x 13' (5.49m x 3.96m)

FIRST FLOOR

Lounge

17' x 13'2 (5.18m x 4.01m)

Study

13'2 x 13'1 (4.01m x 3.99m)

SECOND FLOOR

Bedroom 2

16'3 x 13'1 (4.95m x 3.99m)

Bedroom 3

10'8 x 13 (3.25m x 3.96m)

Bathroom

THIRD FLOOR

Bedroom 4

17'8 x 13 (5.38m x 3.96m)

Dressing Room

Bathroom

OUTSIDE

Front Garden

Rear Garden

Secure Underground Parking



Floor Plan



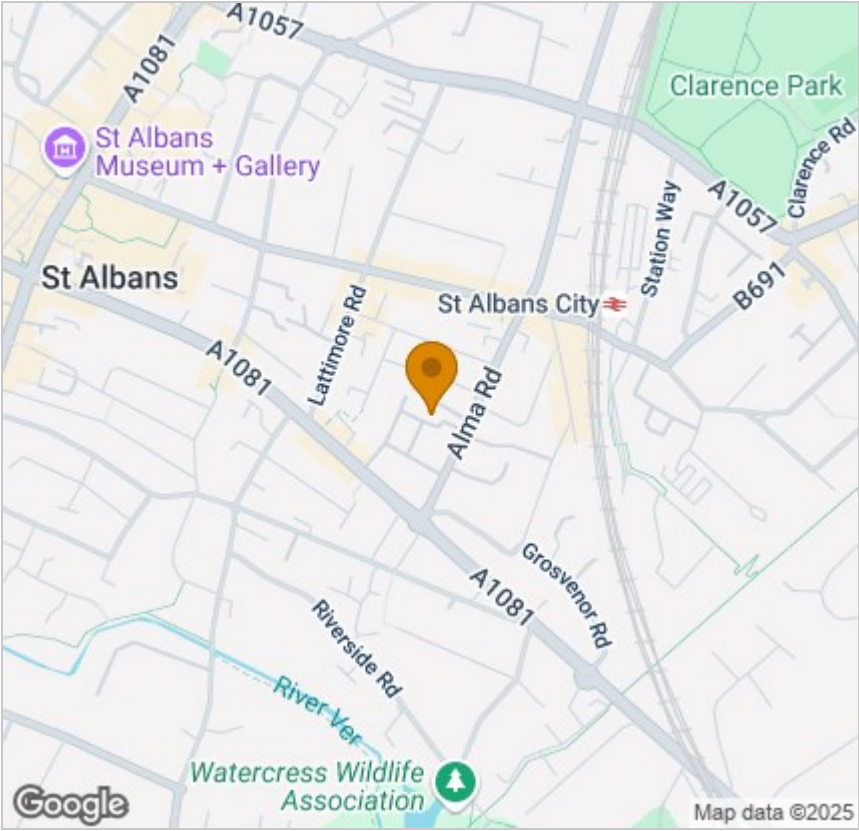
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

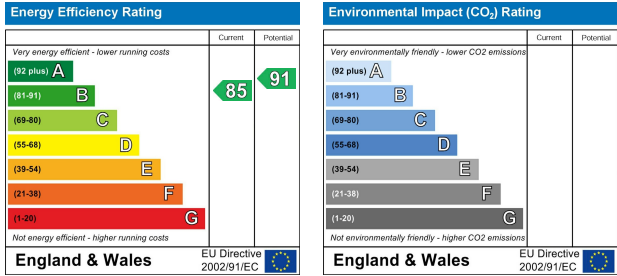
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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



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