

60 London Road

, ALI ING



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£1,750 PCM

- Available Mid November 2025
 - Two Double Bedrooms
 - Family Bathroom & En-Suite
- Open Plan Living Room & Kitchen
 - Ground Floor
- Modern Fully Fitted Kitchen With Integrated Appliances
 - Walking Distance Of Thameslink Station & Town Centre
 - Bright & Spacious
- Located In The Heart Of St Albans
 - Council Tax Band E



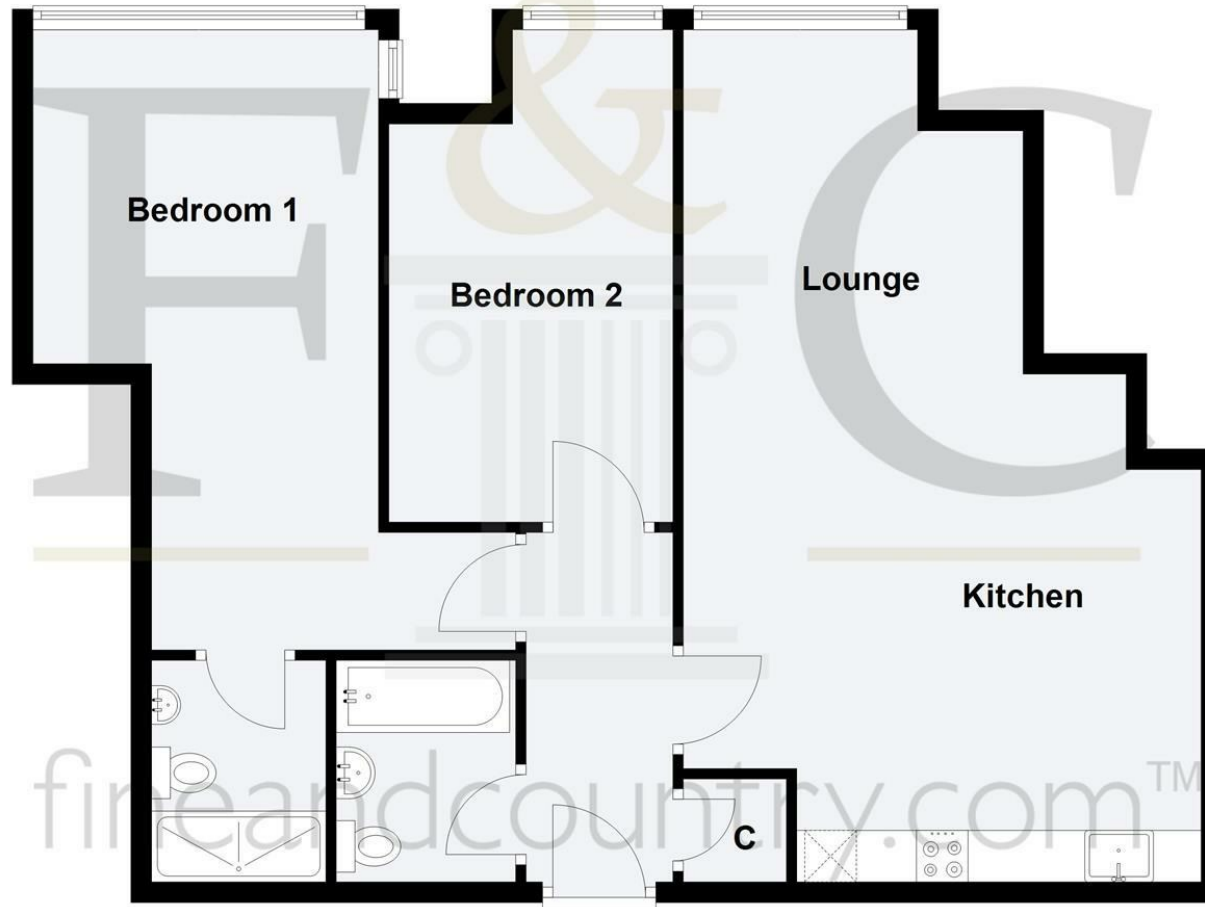


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Ground Floor
Approx. 79.0 sq. metres (850.4 sq. feet)



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OPEN PLAN LIVING ROOM & KITCHEN:
16'1" x 22'0" (4.91 x 6.72)

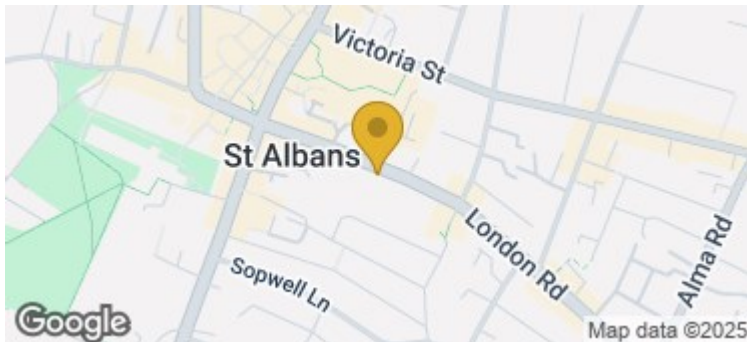
BATHROOM:
5'8" x 6'10" (1.74 x 2.09)

BEDROOM ONE:
16'10" x 12'0" (5.15 x 3.68)

EN-SUITE:
7'0" x 5'6" (2.15 x 1.68)

BEDROOM TWO:
12'6" x 8'5" (3.83 x 2.59)

Total area: approx. 79.0 sq. metres (850.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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		
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EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		

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