



Kenton Gardens, St Albans



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### Guide price £415,000

- Two Double Bedrooms
- First Floor
- Two Gardens
- Freehold for building
- Maisonette
- Garage
- Off Street Parking
- Close to station

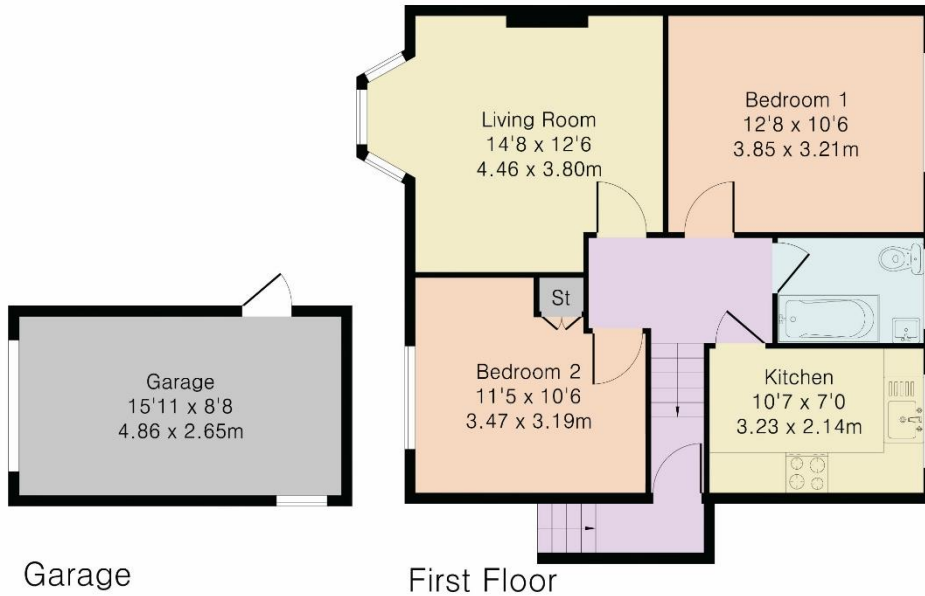


This first-floor maisonette is ideally situated in a quiet cul-de-sac, within short distance to the main train station (for a 20 minute link into London St Pancras) and within walkable distance to the City Centre.

The property benefits from a lounge, separate kitchen, bathroom, master bedroom, a spacious second bedroom, gas central heating, off street parking with a garage and private rear and side garden. The flat comes with the Freehold for the building and you also have the possibility of extending into the loft subject to the relevant planning permissions.



Approximate Gross Internal Area 733 sq ft – 68 sq m  
First Floor Area 594 sq ft – 55 sq m  
Garage Area 139 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Northwood St Albans

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