



Portland Street, St. Albans



DAVID CHADWICK  
ST ALBANS



## 45 Portland Street, St. Albans, AL3 4RA

Through sitting/dining room | Kitchen |  
Home office/garden room | Two bedrooms  
| Bathroom | Garden | EPC rating D |  
Council Tax D £2055.51 p.a. | Planning  
Permission Granted - Ref 5/22/1299 | No  
onward chain

### The Property

A pretty Victorian terraced cottage  
situated in the heart of the old  
conservation area conveniently located for  
access to the city centre, both stations,  
excellent schools and extensive local  
amenities including the Abbey,  
Verulamium Park & Lakes and St Michaels  
Village.

Arranged over two floors there is well  
presented accommodation that includes a  
through sitting dining room with a log

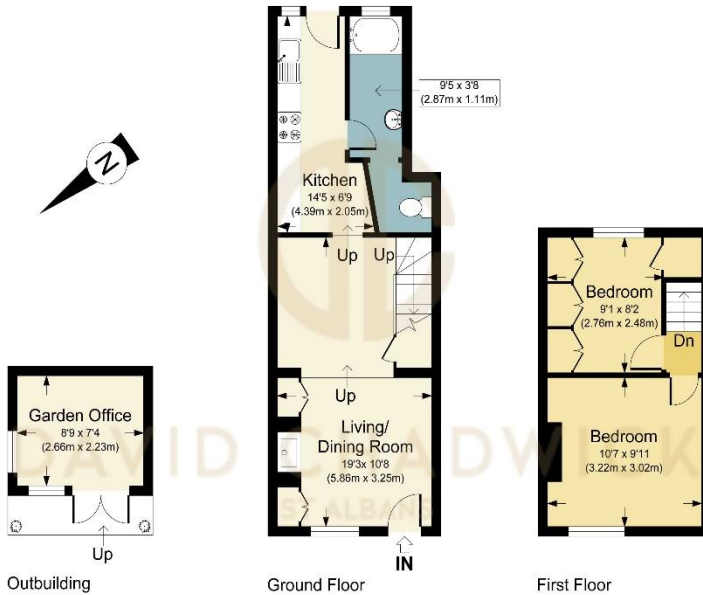
burner, fitted storage & shelving, polished  
wooden floors, and plantation shutters.  
The living space leads to a stylishly  
appointed kitchen leading to the rear  
garden and featuring white high-gloss  
units, grey counter tops with task lighting,  
a tiled floor and integrated appliances,  
including an oven, hob and extractor, a  
fridge, separate freezer, dishwasher and  
washing machine.

There is an equally stylishly appointed  
bathroom with a contemporary white suite  
while upstairs there are there are two  
comfortable bedrooms.

### Planning Permission 5/22/1299

Planning permission has been granted to  
extend the house to both the ground and  
first floors to create an enlarged kitchen,  
further reception room, first floor bath &  
shower room, an enlarged second bedroom  
and to the garden an enlarged detached  
home office.





### PORTLAND STREET, AL3

APPROXIMATE GROSS INTERNAL AREA 608.37 SQ FT / 56.52 SQ M INC. OUTBUILDING  
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