



Connells

Gabriel Square  
St. Albans



## Property Description

Gabriel Square presents a luxuriously spacious 4-bedroom home spanning 1894 sq ft across 4 floors. Upon entry, you're welcomed by a large living room and family playroom, perfect for hosting and entertaining. The lower ground floor features an inviting kitchen with Poggenpohl fittings, deluxe integrated appliances, and bi-folding doors leading to a private garden. The first floor hosts the master suite with a walk-in shower en-suite and a second double bedroom. On the second floor, you'll find two large bedrooms with floor-to-ceiling windows, fitted wardrobe space, balcony terraces, a utility wardrobe, and a family bathroom. The garden terrace on the top floor ensures full sunlight all year round, completing this stunning home. The property is Share of Freehold and the lease term is 999 years from 1 January 2017. there is no ground rent and the annual service charge is £4,500

## Key features

- Interior layouts & design by Conran + Partners
- Exterior architecture by Benson + Forsyth
- Kitchens by Poggenpohl
- Underfloor heating
- Triple glazed windows
- Fitted wardrobes
- Premium quality materials and finishes
- Oversized internal doors
- Brushed stainless steel ironmongery
- Secure underground parking space via integrated garage

## Cloakroom

4' 9" x 3' ( 1.45m x 0.91m )

## Lounge

16' 10" x 13' 1" ( 5.13m x 3.99m )

Window to front. Oak flooring and underfloor heating

## Reception Room

13' 1" x 12' 6" ( 3.99m x 3.81m )

Patio terrace windows. Underfloor heating

## Kitchen

15' 6" x 13' 1" ( 4.72m x 3.99m )

Neff appliances. Patio doors lead out to terrace with artificial turf. Underfloor heating. x2 storage

## Bedroom One

11' 6" x 13' ( 3.51m x 3.96m )

With Ensuite. Carpet

## Ensuite

8' x 7' 4" ( 2.44m x 2.24m )

Large walk in shower with basin, storage and mirror

## Bedroom Two

14' 2" x 13' 1" ( 4.32m x 3.99m )

Carpet. Access to balcony

## Bedroom Three

13' 1" x 10' 2" ( 3.99m x 3.10m )

Carpet. Access to balcony

## Bedroom Four

13' 1" x 8' 2" ( 3.99m x 2.49m )

Wood floor. Terrace. Balcony

## Bathroom

6' 8" x 6' 2" ( 2.03m x 1.88m )

Bath over shower. Fully tiled

## Roof Top Garden

27' 11" x 13' 6" ( 8.51m x 4.11m )

## Parking - Garage

14' 8" x 13' 1" ( 4.47m x 3.99m )

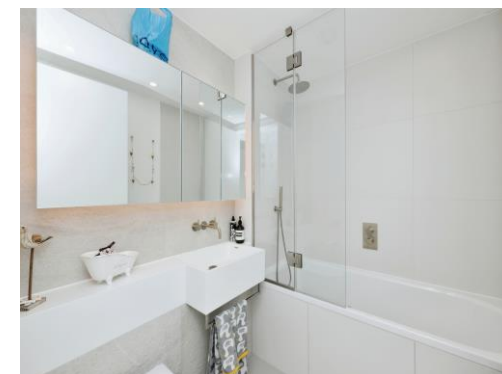
Electric gate

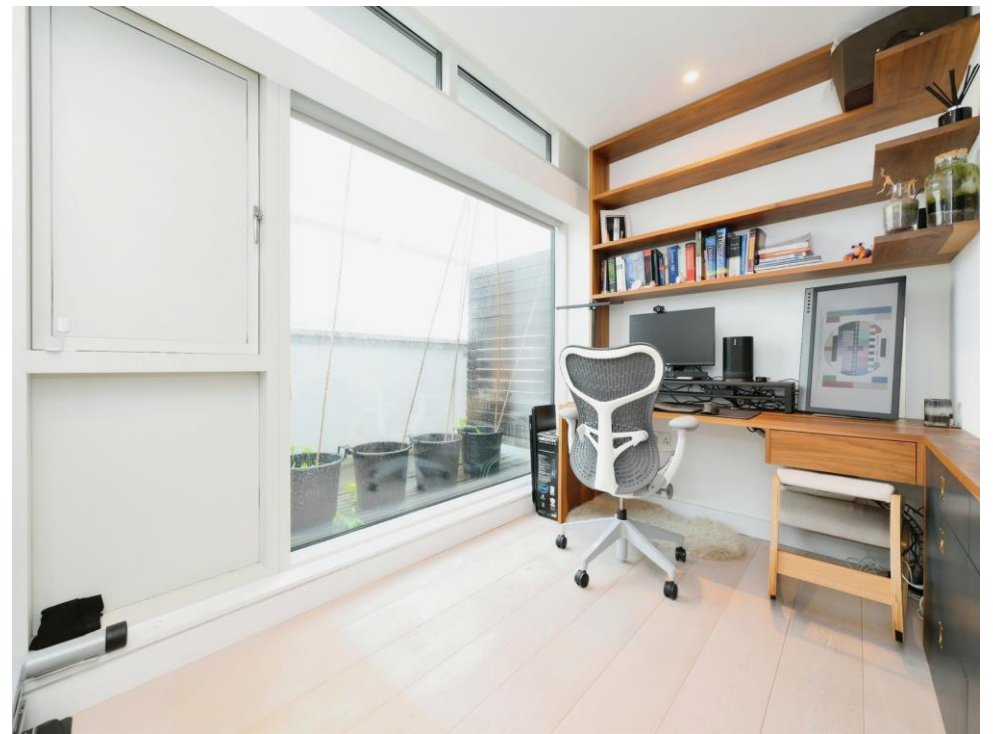
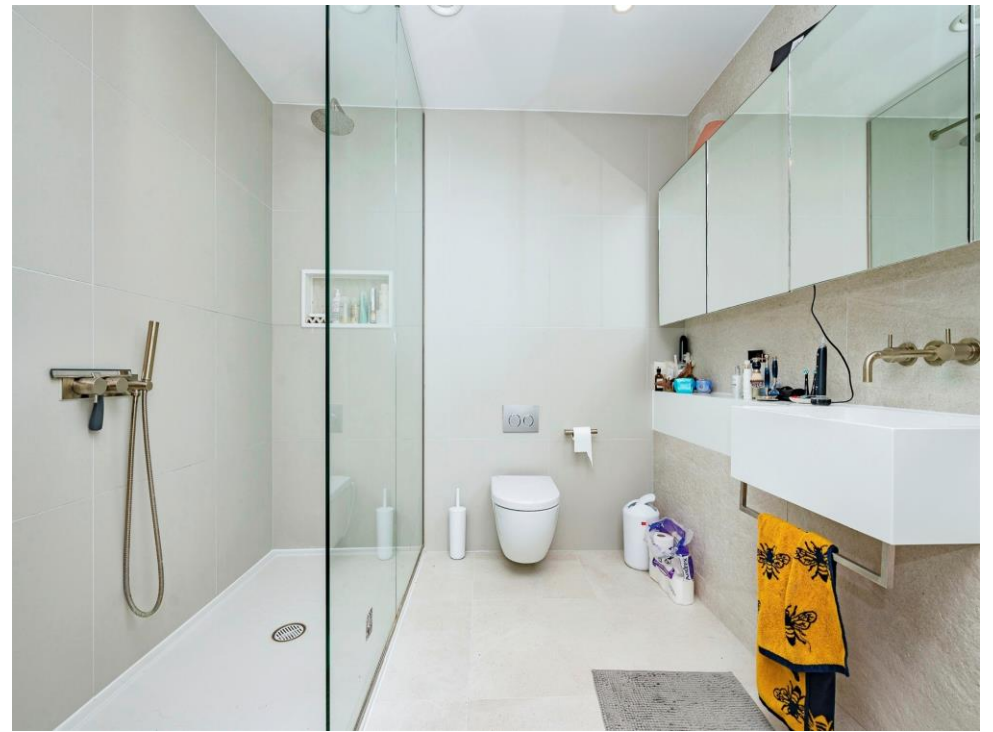
## Development

14 Gabriel square is a stunning family home, set in a beautiful garden square in a fabulous cathedral city. These beautiful contemporary properties have been designed internally to an exceptionally high specification by the renowned Conran & Partners and have a number of notable features, such as Poggenpohl kitchens, an Intelligent Home System by Control 4 and roof gardens.

Sunday Times Home of the Year Winner 2017 for a multi-unit development.

Situated in the picturesque city of St Albans, Gabriel Square is a collection of 80 homes comprising 3 and 4 bedroom houses and 1, 2 and 3 bedroom apartments and duplexes, thoughtfully arranged around an integrated central green. All residents can enjoy the landscaped garden square, featuring world-class sculpture, as well as secure private underground parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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38 Chequer Street  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA316141](http://connells.co.uk/Property/STA316141)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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