



4, Hertford Brewery, Hertford
SG14 1FN

Offers In Excess Of £700,000

THE
HERTFORD
BREWERY



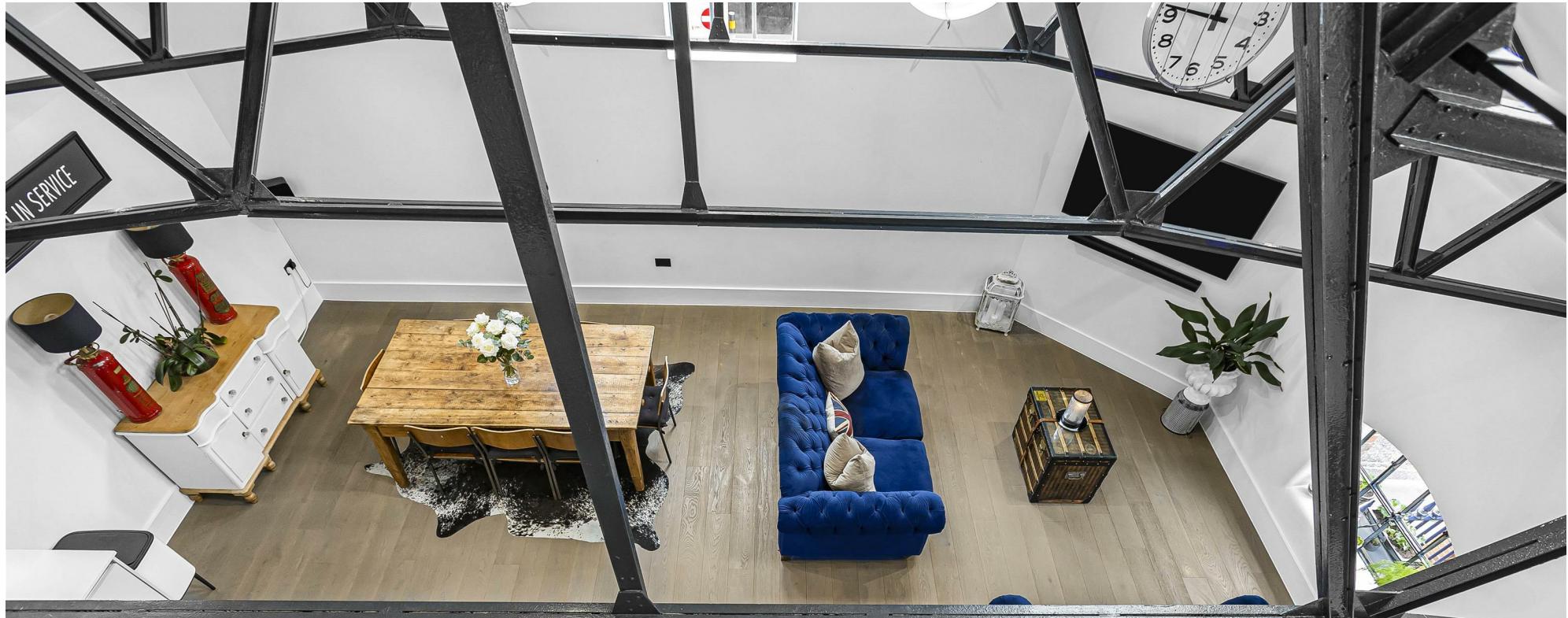
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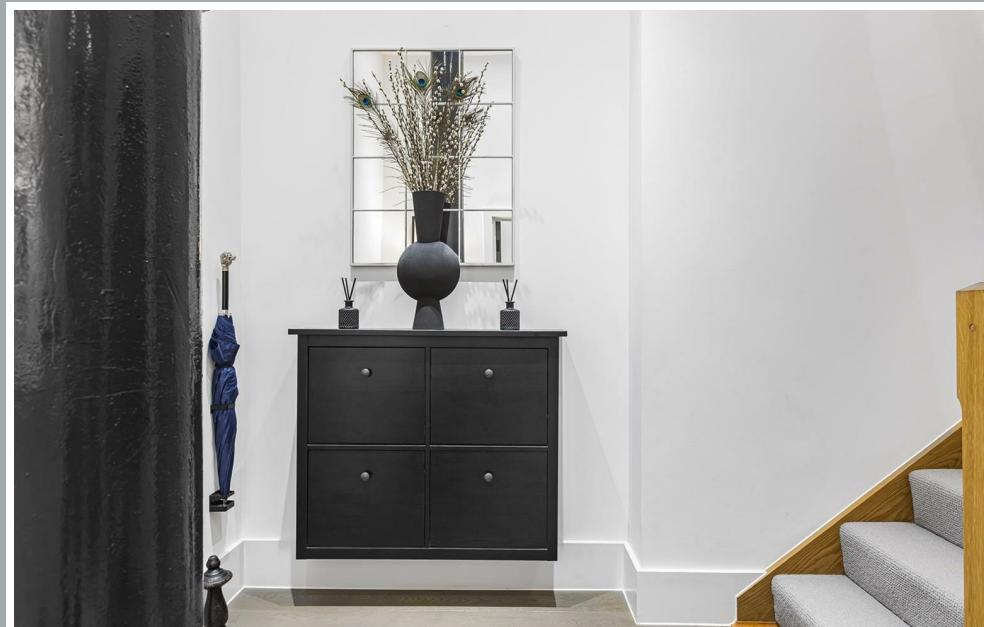
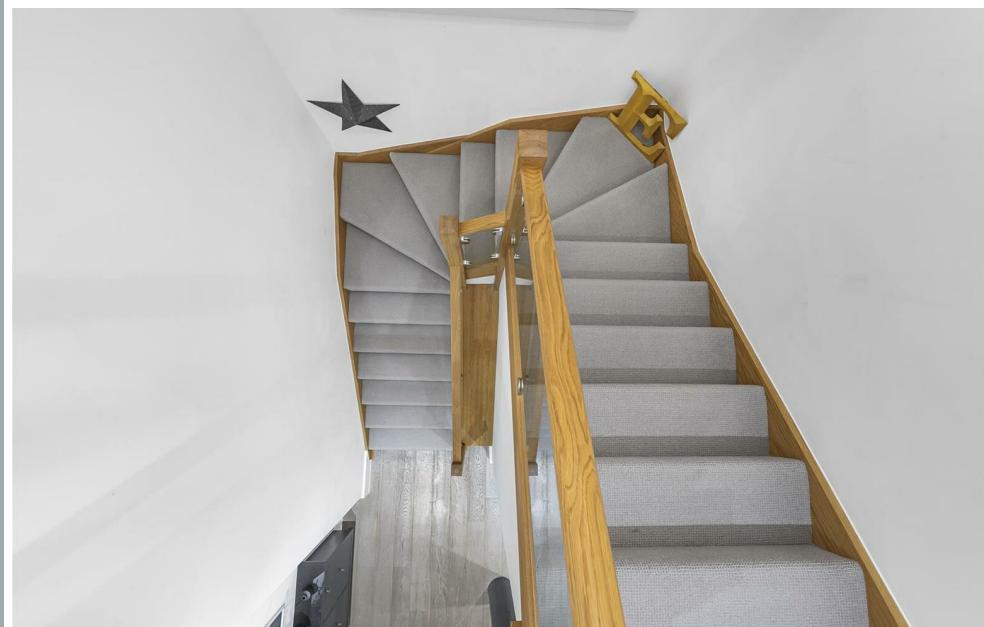
4 Hertford Brewery, Hartham Lane, Hertford, SG14 1FN

Steven Oates are delighted to offer this beautifully appointed three bedroom duplex apartment forming part of this iconic Hertford Brewery building, beaming with character and stylish accommodation over two floors. Converted a few years ago and offering approx. 1611 ft of elegant living space this superb property includes a 27' open plan lounge/dining/kitchen, three double bedrooms, two have en-suites and one a dressing area, one allocated car parking space and many of the original and historic Brewery features on display. The apartment benefits from having a lease in excess of 900 years and peppercorn ground rent. Viewing is a must to appreciate this beautiful apartment.

The Hertford brewery is an exclusive collection of seven luxury homes within Hertford's most iconic buildings. Previously built and owned by the McMullens family of Brewers this building has been carefully restored to retain many of its original features boasting a wealth of character throughout, offering the convenience of modern day living yet still keeping its unique and historical features. Situated very near to both Hertford East & North train stations, this property offers City convenience with County town living whilst remaining in a quiet location. For the commuter, Hertford East is only (0.8m) away whilst Hertford North Station is only (0.6m) serving regular trains to Moorgate. Hertford Town Centre offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a useful supermarket for groceries.



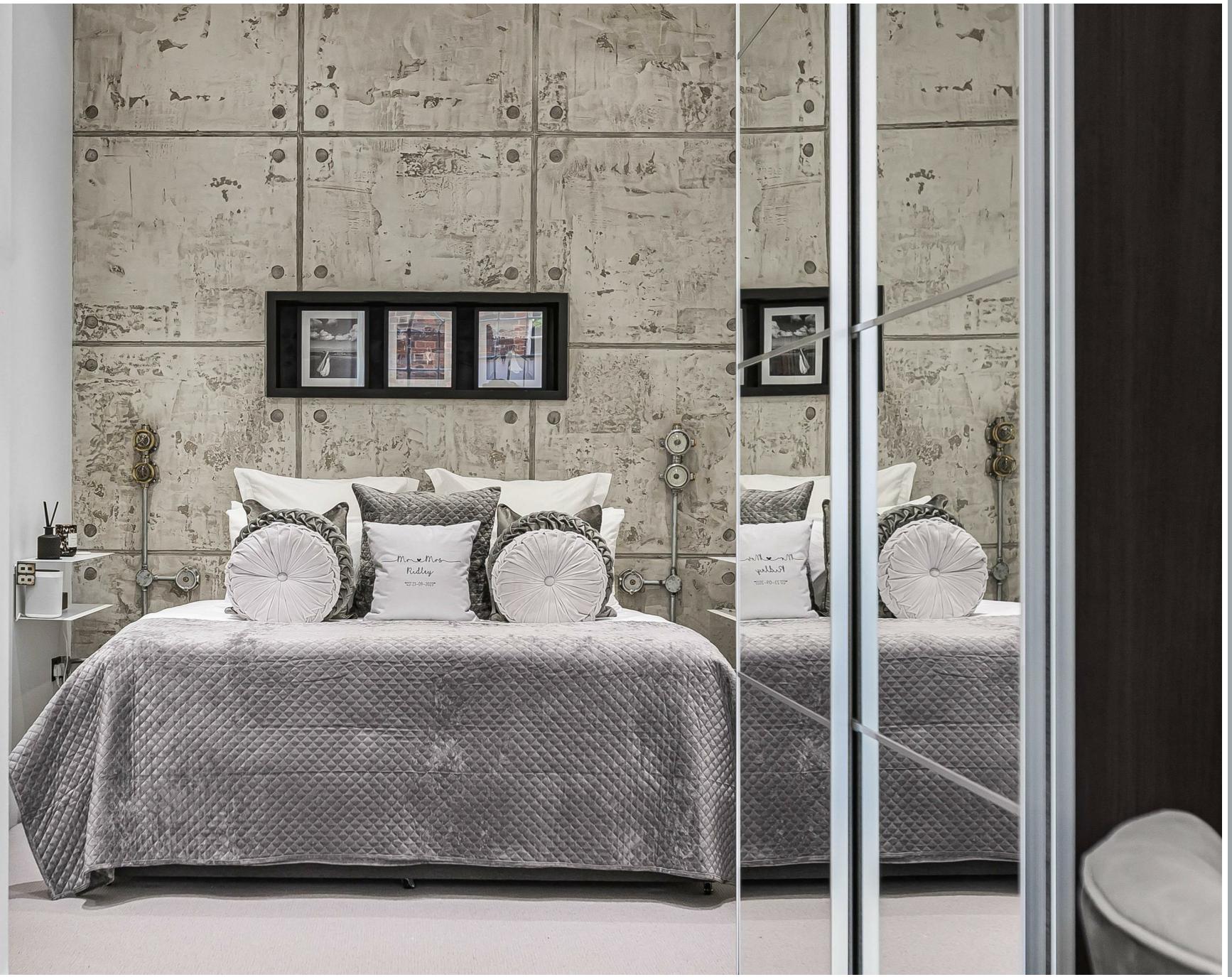
70 Fore Street, Hertford, Hertfordshire, SG14 1BY

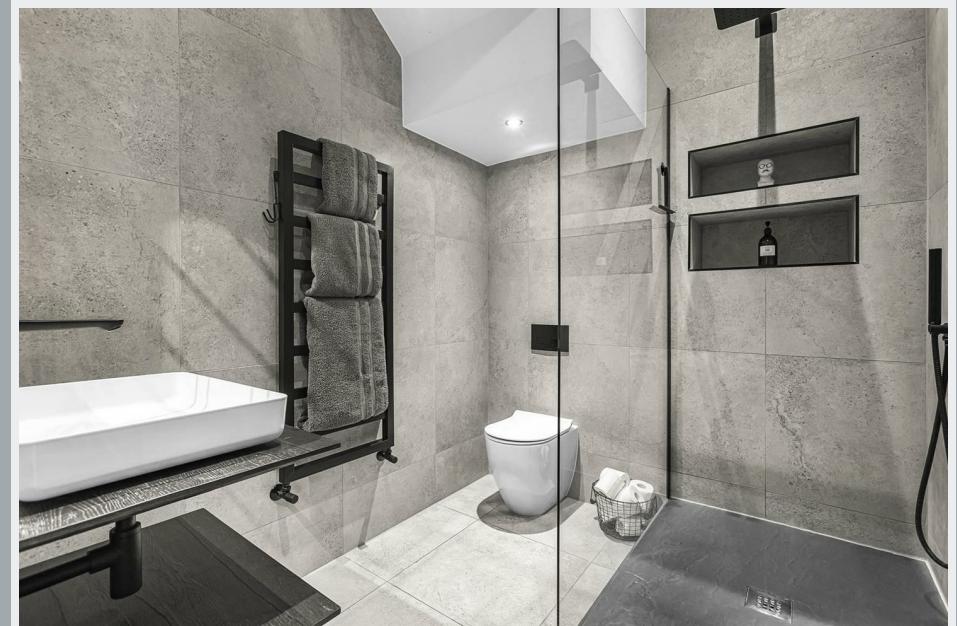


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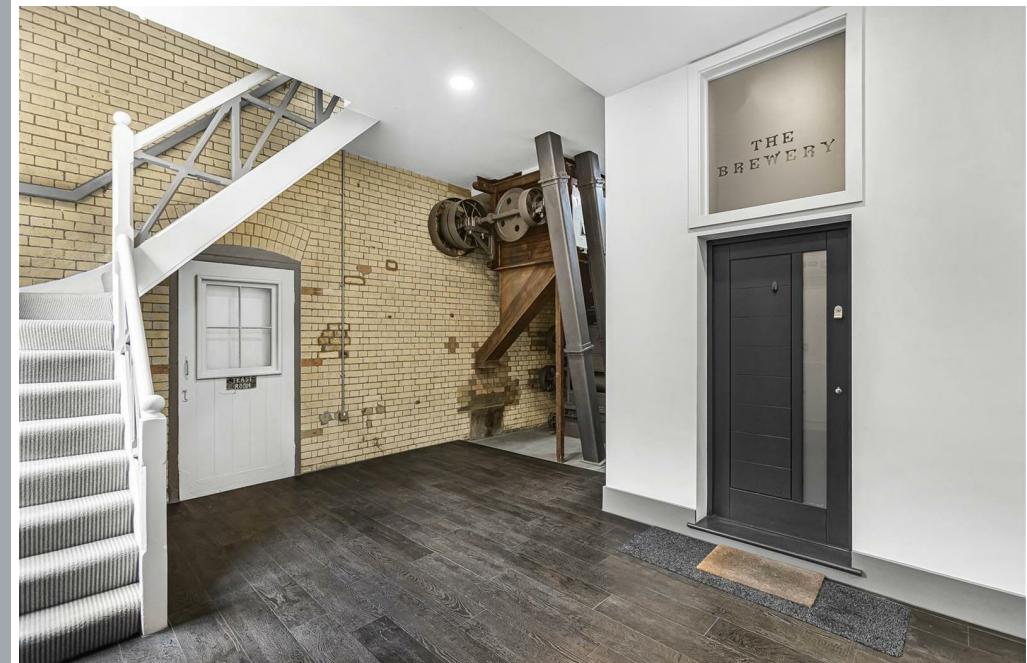
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Approximate Gross Internal Area 1611 sq ft – 149 sq m

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 1230 sq ft – 114 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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