

Flat 9, Sylvan Heights 141 London Road, St. Albans, AL1 1SX

Guide price £675,000 Leasehold - Share of Freehold

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Paul Barker ESTATE AGENTS

Flat 9, Sylvan Heights 141 London Road

St. Albans, AL1 1SX

An stunning and enviable top-floor apartment set within the well-maintained Sylvan Heights development, this exceptional luxury penthouse suite offers an impressive 1,381 sq ft of beautifully presented accommodation, combining generous proportions with stylish contemporary living.

The accomodation begins with an exceptional hallway with a cloakroom cupboard. The heart of the home is undoubtedly the impressive living room, an elegant and generously proportioned reception space designed for both relaxation and entertaining. Doors open directly onto the substantial balcony terrace, creating a wonderful extension of the living accommodation and providing the perfect setting for al fresco dining, entertaining guests or simply unwinding whilst enjoying the peaceful surroundings. Complementing the reception space is a separate, well-appointed kitchen/dining room, offering an excellent range of fitted units and ample space for everyday dining.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from its own private front-facing balcony, providing a delightful spot to enjoy a morning coffee. The principal suite is further enhanced by a dressing area with fitted wardrobes and an en-suite shower room, whilst the second double bedroom is served by a beautifully appointed family bathroom.

Set within beautifully maintained communal gardens and grounds, residents can enjoy a selection of seating areas together with direct access into Foxcroft Park, offering an attractive extension to the landscaped setting and ideal for leisurely walks.

Further benefits include lift access to all floors, two allocated parking spaces and excellent built-in storage throughout.

A rare opportunity to acquire a truly impressive penthouse apartment, offering luxurious accommodation, outstanding outdoor space and a highly desirable setting, all within easy reach of local amenities and transport links to London.

























ACCOMMODATION

Hallway

Cloak Cupboard

Living Room
21'9 x 15'7 (6.63m x 4.75m)

Rear Balcony Terrace

Kitchen/Dining Room
21'8 x 11'7 (6.60m x 3.53m)

Principal Bedroom
16'10 x 12' (5.13m x 3.66m)

Balcony

Dressing Area
8'7 x 7'1 (2.62m x 2.16m)

En-suite

Bedroom Two
16'10 x 10'6 (5.13m x 3.20m)

Bathroom

EXTERNAL

Car Park Two Spaces

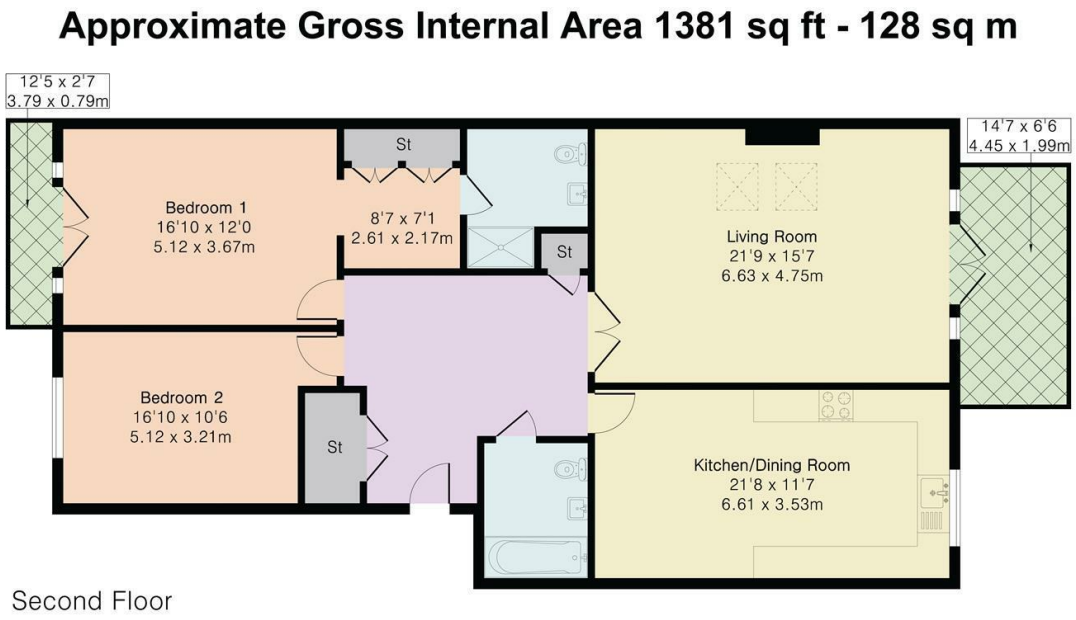
Communal Grounds

LEASE DETAILS

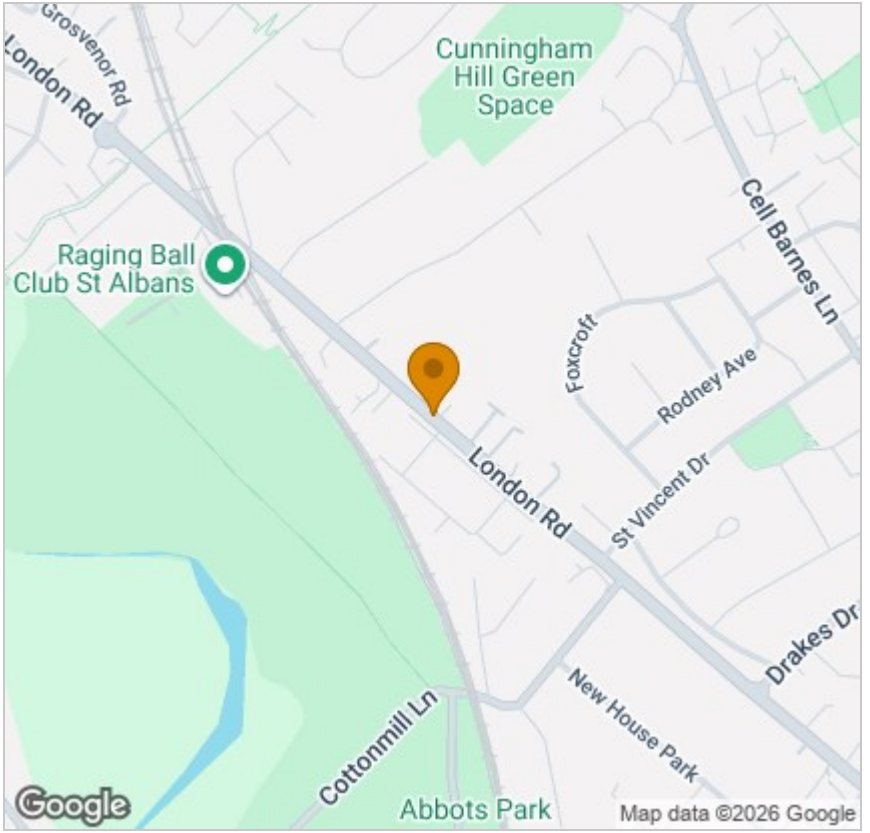
Service Charge -

Lease Remaining - 100 years

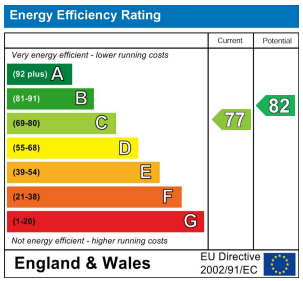
Floor Plan

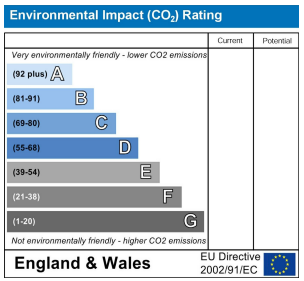


Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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