



HEARTWOOD
HOMES

Beningfield Drive, London Colney, St. Albans, AL2 1FD

£425,000

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A spacious two-bedroom second-floor apartment set within the beautiful parkland and gardens of the historic Napsbury Park. Located in West Hall – a striking and architecturally impressive building that once served as the former hospital’s dining hall and is now home to a collection of luxury apartments – the property combines character with modern living. The communal areas have recently been refurbished, and access to the second floor is via lift or stairs.

Positioned at the favoured rear of the building, the apartment enjoys uninterrupted south-facing views from the generous lounge/diner and both double bedrooms, each benefitting from fitted wardrobes. A spacious central hallway provides access to all rooms, including a well-appointed kitchen featuring ample cabinetry, stone work surfaces, integrated appliances, a butler-style sink, and an internal window to maximise natural light. The property also offers a modern fitted bathroom and a useful storage cupboard off the hallway.

Napsbury Park has been a designated conservation area for over 25 years and is listed by English Heritage as a Grade II Historic Park and Garden. Residents enjoy access to two playgrounds, expansive playing fields, tennis courts, a five-a-side football/netball/basketball court, and a Pavilion. The development fosters a strong community spirit, with resident-led social groups including a Golf Society, Running Club, Book Club, and Baby & Toddler Group. The playing fields and Pavilion are managed by London Colney Parish Council, while the remainder of the parkland is privately maintained.

Local amenities in London Colney are just a short drive away, and the historic city of St Albans lies less than three miles from the park. Excellent transport links include easy access to the M25, M1, and A1, while fast trains from St Albans to London St Pancras take approximately 20 minutes. A convenient bus service also runs through Napsbury Park, providing direct access to St Albans.



SECOND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
We have always had every effort to ensure the accuracy of the figures contained herein, representations are made, without liability, that the figures are based on the information provided to us by the vendor and are not intended to constitute a contract. The vendor, licensee and applicable laws may not meet local and the quantities are not intended to constitute a contract.



- Spacious two-bedroom second-floor apartment set within the historic Napsbury
- **Refurbished** communal areas with lift and stair access
- Located in West Hall, an architecturally striking former hospital dining hall
- Favoured rear position with uninterrupted south-facing views
- Two double bedrooms, both with fitted wardrobes
- Well-appointed kitchen with ample units
- Modern fitted bathroom plus additional hallway storage cupboard
- Grade II listed Historic Park and Garden with extensive grounds
- Excellent transport links to St Albans and London
- EPC Grade C

