



Atelier Yard

ST ALBANS



St Albans. Connected. Considered.

Atelier Yard sits at the heart of one of Hertfordshire's most celebrated cities, moments from the station, minutes from London, and a world away from the ordinary.

Your quiet in
the city



One of the best

Recognised by *The Sunday Times* as one of the best places to live in the South East, St Albans combines historic character, outstanding schools, open green space and effortless connections to the capital.



St Albans earns that reputation every day. A Roman city with a cathedral, a market, and a thriving independent scene, it has the depth of character that new-build towns simply can't manufacture. History sits alongside excellent schools, fast rail links, and a

restaurant scene that draws people in from across the county. For buyers looking for a real city to put down roots in, rather than just a commuter stop, St Albans is the answer.



100 acres of open space at Verulamium Park



21 minutes to King's Cross St. Pancras



Outstanding schools from nursery to sixth form



GAIL's

 7 mins walk

Coffee, pastries, catch-ups
and work from home escapes

Tabure

 7 mins walk

Authentic Turkish recipes
with modern twists

Books on the Hill

 8 mins walk

Independent bookshop,
discover a classic

Côte Brasserie

 8 mins walk

Modern French cuisine,
perfect for enjoying with
friends and family



Empire Records

 9 mins walk

Vinyl and music right in
the city center

The Odyssey Cinema

 9 mins walk

Art Deco, independent

The Ivy

 10 mins walk

Lavish breakfasts, group lunches
and intimate dinners



Your corner of St Albans

The places you'll actually use.

Atelier Yard puts you seven minutes on foot from the station and just as close to some of St Albans' most distinctive addresses. Sunday brunch at The Waffle House, a family-run institution in a 16th century watermill beside the River Ver. A long lunch at Dylans at The Kings Arms, a Tudor pub on George Street that's made the Good Food Guide three years running. Dinner at Per Tutti, a quietly excellent Italian on Holywell Hill. A glass of something French at Côte Brasserie.

This isn't a city centre that asks you to travel for quality, it's one that puts it on your doorstep.



Dylans at the Kings Arms

 10 mins walk

Good Food Guide, Tudor
building, found in the
Cathedral Quarter

Craft & Cleaver

 13 mins walk

An independent, Brooklyn-
inspired pub, kitchen, and
smokehouse

The Waffle House

 20 mins walk

16th century watermill,
family-run since 1978



100 acres on your doorstep

Room to breathe, right in the city

Verulamium Park is St Albans' green heart, 100 acres of open parkland, an ornamental lake, Roman ruins and walking trails, all 17 minutes from Atelier Yard. Ancient city walls give it a depth no landscaped new-build park can match. Room to run, play, or simply decompress.



Nursery
Multiple settings within walking distance



Primary
98% rated Good or Outstanding



Secondary
Beaumont, Sandringham, Verulam, STAGS (St Albans Girls' School)

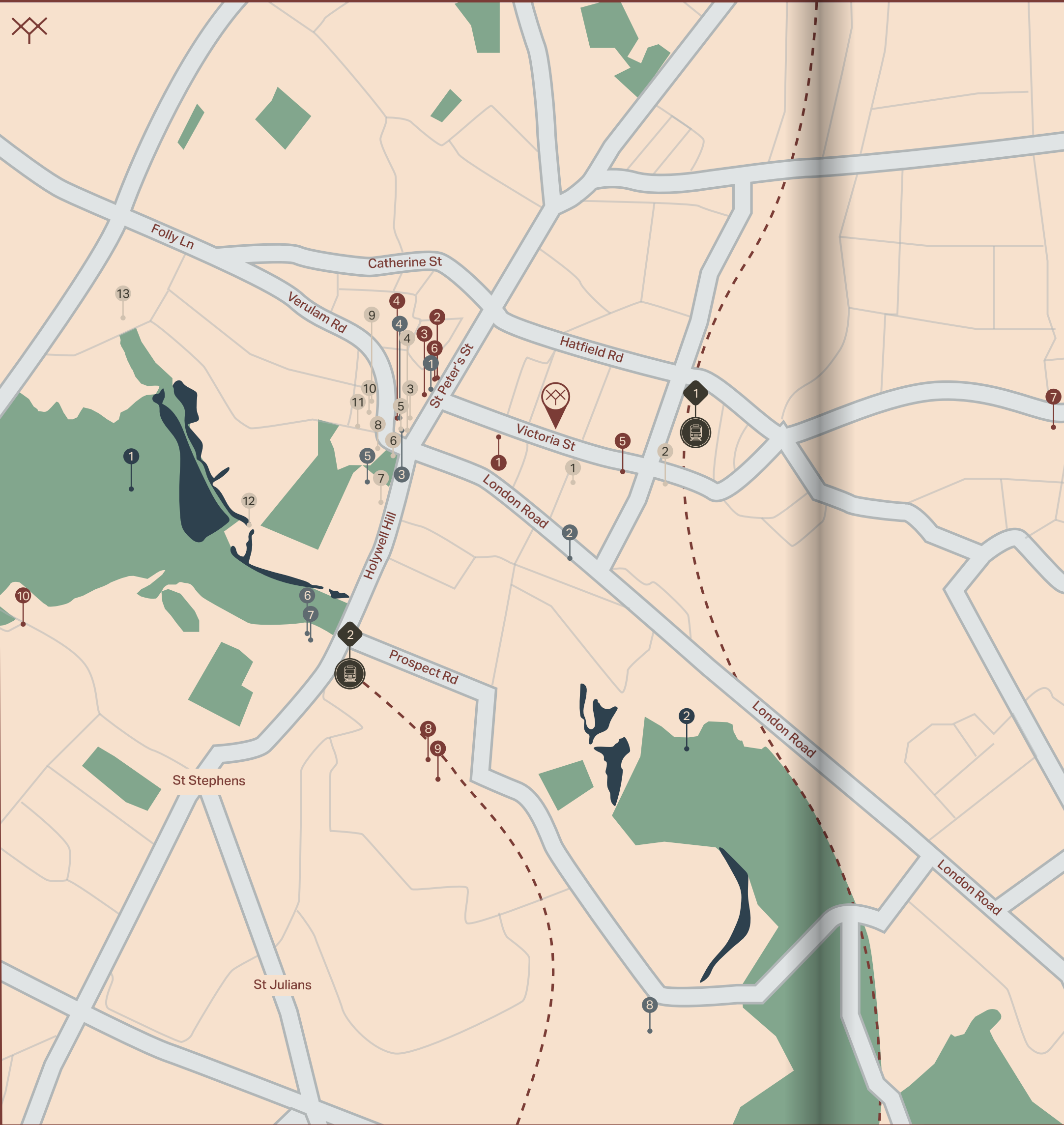


Independent
St Albans School

Planted in the right place

Outstanding schools from nursery to college

St Albans has one of the strongest school records in Hertfordshire. 98% of primary schools are rated Good or Outstanding by Ofsted, well above the national average. Whether you're planning a family or simply buying with the future in mind, the provision here speaks for itself.



The local life



Atelier Yard
63-77 Victoria Street, St Albans, AL1 3ER



Going out

- 1 Buongiorno Italia 2 mins
- 2 The Horn 5 mins
- 3 Tabure 7 mins
- 4 The Boot 8 mins
- 5 GAIL's 8 mins
- 6 Côte Brasserie 8 mins
- 7 Per Tutti 9 mins
- 8 Lussmanns Brasserie 9 mins
- 9 Pizza Express 9 mins
- 10 The Ivy 10 mins
- 11 Dylans at The Kings Arms 10 mins
- 12 Ye Old Fighting Cocks 16 mins
- 13 The Waffle House 20 mins



Rail links

- 1 St Albans City Station 7 mins
- 2 St Albans Abbey Station 18 mins



Green spaces

- 1 Verulamium Park 17 mins
- 2 Verulam Golf Club 18 mins 4 mins



Leisure

- 1 St Albans Museum + Gallery 5 mins
- 2 The Odyssey Cinema 6 mins
- 3 Clock Tower 8 mins
- 4 Fitness First Gym 8 mins
- 5 St Albans Cathedral 11 mins
- 6 Westminster Lodge 19 mins
- 7 Abbey Theatre 20 mins
- 8 Sopwell House 7 mins

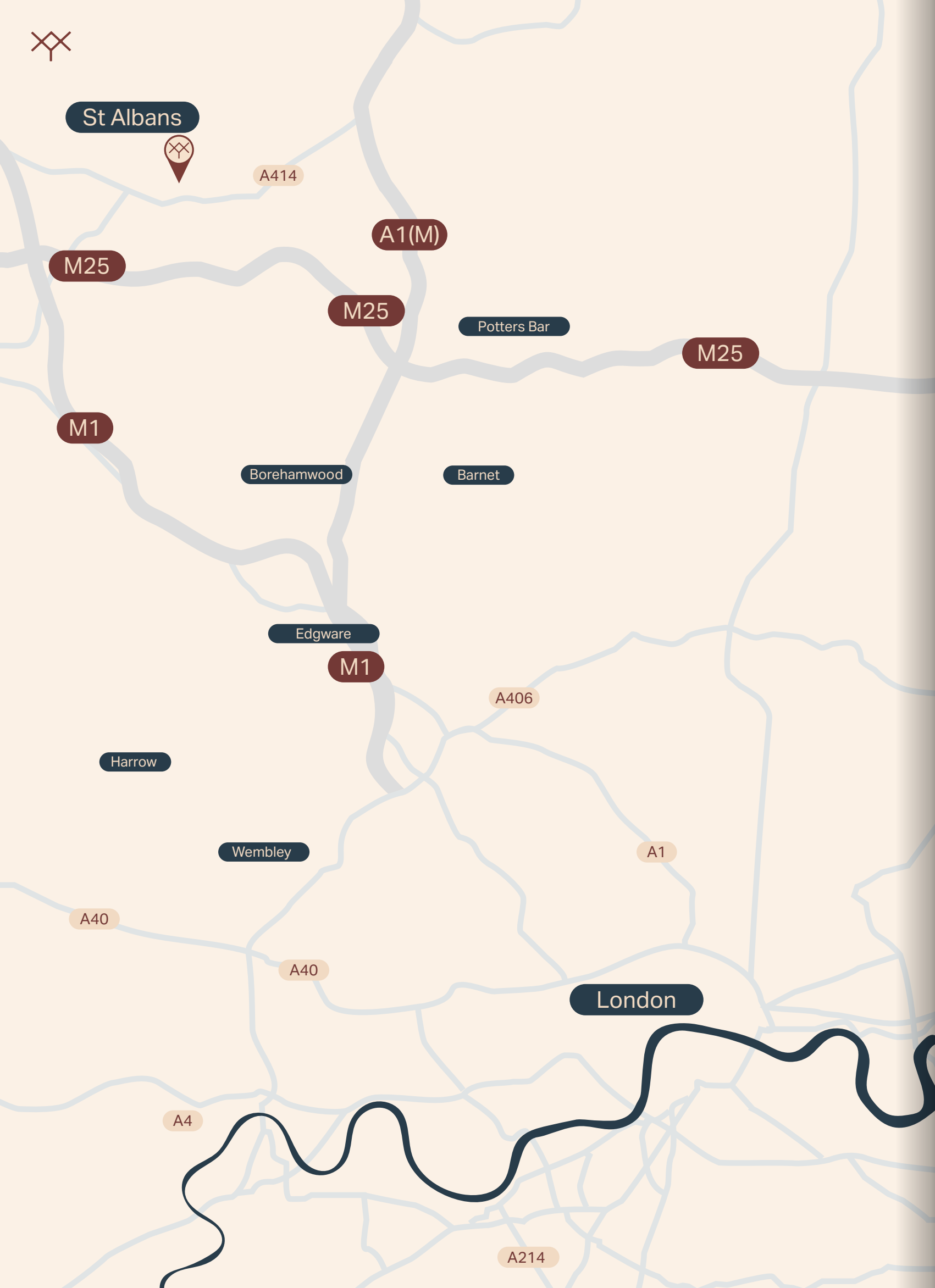


Shopping

- 1 The Maltings 4 mins
- 2 Marks & Spencer 6 mins
- 3 St Albans Market 6 mins
- 4 Christopher Place 8 mins

Groceries

- 5 Iceland 1 mins
- 6 Tesco Express 7 mins
- 7 Morrisons 6 mins
- 8 Sainsbury's 8 mins
- 9 Aldi 8 mins
- 10 Waitrose 10 mins



Historic city. Fast connections



By train



7 mins walk



St Albans City

King's Cross St. Pancras

21 mins

Farringdon

25 mins

City Thameslink

28 mins

Blackfriars

30 mins

London Bridge

35 mins

Gatwick Airport

1hr 10 mins

Luton Airport Parkway

11 mins

Heathrow Airport

1hr 10 mins



18 mins walk



St Albans Abbey

Watford Junction Station

17 mins



By car

M25 + M1 + A1

M25 Jct 21/22

10 mins

M1 Jct 7

10 mins

A1 (M) Jct 3

10 mins

Living in St Albans doesn't mean leaving London behind. King's Cross St. Pancras is under 30 minutes from your front door, and with the M1 and M25 both within four miles, the rest of the country is just as well connected. Atelier Yard puts you exactly where you need to be.





The moment you arrive

Every return home should feel like an arrival. The bronze entrance canopy frames your approach, the steps draw you in, and the outside world stays outside. Whether you've walked from the station or pulled into your allocated parking space, Atelier Yard greets you the same way every time, quietly, and on your terms.



Your private retreat

Atelier Yard simply waits, secure, considered, and ready whenever you are. Each apartment is designed to feel immediately personal, with spaces and details that make sense from the moment you walk in.



Computer generated image of interior.
Image is indicative only and subject to change.



Computer generated image of interior.
Image is indicative only and subject to change.

Bathroom

- 1 Stylish bathroom wall mirror and recessed shelving
- 2 Fixed rain shower, separate hand shower, and chrome wall-mounted controls
- 3 Large format porcelain wall and floor tiling

Kitchen:

- 4 Handleless soft-close kitchen units
- 5 Silestone White Arabesque worktops with matching upstands and splashback
- 6 Energy efficient downlights
- 7 Luxury wood effect flooring

Bedroom:

- 8 Soft underfoot comfort with quality carpet throughout
- 9 Energy efficient downlights



Computer generated image of interior.
Image is indicative only and subject to change.



Specifications

Interior Finishes ◆ Entrance door with wood veneer finish and chrome ironmongery ◆ White painted internal doors with brushed chrome handles ◆ White painted square edge skirting and architraves ◆ Contemporary wood effect flooring to kitchen, living and dining areas ◆ Carpet in bedrooms ◆ Painted walls and ceilings in a white matt emulsion ◆ Built in wardrobes to master bedroom with grey timber effect features and sliding mirrored doors, with shelving and chrome hanging rail		Bathrooms ◆ Large-format porcelain wall and floor tiling ◆ Fixed rain shower head, separate hand shower and integrated polished chrome wall mounted mixer control plate ◆ White single-ended acrylic bath, concealed bath filler and glass shower screen together with a fully tiled bath panel ◆ Grohe concealed cistern and dual flush plate, with wall mounted WC and soft close seat ◆ Rectangular countertop wash basin and contemporary wall mounted basin mixer tap with fixed spout ◆ Fitted mirror with recessed shelving and LED accent lighting ◆ Shaver socket within high-level cabinet ◆ Heated towel rail	
Kitchens ◆ Individually designed layouts ◆ Silestone White Arabesque worktops with matching upstands and splashback ◆ Handleless soft-close kitchen units in matt finishes ◆ Black finish sockets with USB charging points ◆ Integrated under-sink bin ◆ Integrated under wall cabinet LED strip lighting		En-suites ◆ Large-format porcelain wall and floor tiling ◆ Fixed rain shower head, separate hand shower, and integrated polished chrome wall mounted mixer control plate ◆ Sliding door glass shower screen ◆ Grohe concealed cistern and dual flush plate, with wall mounted WC and soft close seat ◆ Rectangular countertop wash basin and contemporary wall mounted basin mixer tap with fixed spout ◆ Fitted mirror with recessed shelving and LED accent lighting ◆ Shaver socket within high-level cabinet ◆ Heated towel rail	
Appliances ◆ Black under-mount sink and matching black mixer tap ◆ Bosch electric oven, stainless steel finish ◆ Bosch 4 ring touch control induction hob, black finish ◆ Bosch integrated fixed canopy extractor ◆ Integrated 70/30 fridge-freezer ◆ Integrated dishwasher ◆ Washer/dryer		Electrical Finishes ◆ Energy efficient LED ceiling downlights ◆ Featured LED ceiling strip lighting to living area ◆ USB charging points to kitchen and bedroom areas ◆ Television and satellite points to living area ◆ High speed broadband available (subject to connection)	
		Heating and Ventilation ◆ Hot water via energy efficient Vaillant air sourced heat pump cylinder located in the apartment store cupboard ◆ Heating via contemporary slim profile panel radiators ◆ Whole house ventilation	
		Security and Peace of Mind ◆ Audio/Visual entry system ◆ Mains supply heat and smoke detectors and fitted with battery backup ◆ Domestic sprinkler system ◆ Multi point locking and spy hole to apartment entrance doors ◆ CCTV to communal areas ◆ Access control to car park, bicycle storage and main entrances ◆ Lockable windows ◆ 999-year lease ◆ Two-year fixtures and fittings warranty ◆ 10-year build/structural warranty	
		Sustainable Features ◆ EPC rated for energy efficiency ◆ Mixed recycling facilities ◆ Provision for electric vehicle charging points ◆ Triple-glazed aluminium windows	
		Resident Amenities ◆ Car parking: secure gated parking spaces available ◆ Provision for electric vehicle charging points to selected bays ◆ Cycling storage provision to all apartments	
		Entrance Lobbies, Lift and Hallways ◆ Interior designed entrance lobbies and hallways ◆ Entrance door with contemporary finish and chrome ironmongery ◆ Feature lighting and contemporary signage throughout ◆ Secure mailboxes located within the main entrance lobby ◆ Two passenger lifts, serving either side of the development	
		Management Company ◆ A management company will be appointed to administer the effective operation and maintenance of the communal facilities for which a service charge will be levied and apportioned to the benefit offered	



The maker's guarantee

At Oakmont Homes, we believe exceptional homes begin with exceptional locations. As an independently owned property developer, we create thoughtfully designed homes in carefully selected locations across the Home Counties, combining contemporary living with a deep understanding of local character. Every development is approached individually, ensuring that each home feels unique to its setting rather than part of a standardised formula.

What sets Oakmont apart is our commitment to quality over volume. As an independent developer, we remain closely involved in every stage of the development process, from initial design and planning through to construction and customer care. This hands-on approach allows us to focus on the details that matter most: intelligent layouts, high-quality materials, carefully considered interiors and welcoming communal spaces designed to enhance everyday living.

Our homes are created for people who appreciate thoughtful design, lasting quality and a sense of place. Whether restoring a landmark building or delivering a contemporary new development, our aim is always the same: to create homes and communities that will be enjoyed for generations to come.



THE OAKMONT DIFFERENCE

Independent. Thoughtful. Crafted.



Independent

Personally involved from concept to completion.



Thoughtful

Every detail considered for modern living.



Crafted

Homes with character, quality and longevity.



Disclaimer: This brochure and the information contained within it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed. Apartment designs and layouts are indicative only and may change. Computer-generated images and photographs are indicative only. Any furniture shown is not included. The specification may be subject to change in accordance with permitted variances under the apartment sales contract. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Building names used in marketing materials may not necessarily form part of the approved postal address. All sales remain subject to contract. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee in respect of or in relation to the development.