



Connells

Golden Lion Mews
London Colney St. Albans



Property Description

Set in the heart of London Colney, this well-presented three-bedroom split-level maisonette offers spacious and versatile accommodation ideal for families, professionals, or buy-to-let investors.

The property features a large open-plan living, kitchen and dining area, creating a bright and sociable space perfect for both everyday living and entertaining. All three bedrooms are generous doubles, offering excellent flexibility for home working or growing families.

Further benefits include a modern family bathroom alongside a separate shower room, adding practicality for busy households. The home also enjoys allocated parking, a long lease, and low maintenance charges, making it an attractive and cost-effective purchase.

London Colney has a variety of local amenities including the Colney Fields Shopping Park, several pubs, library, doctors and dentist. It is conveniently located close by to major motorway networks including the M1, M25 and A1. St Albans City Centre is a short distance away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

An excellent opportunity for those seeking space, convenience, and value in a popular residential area. This maisonette combines comfortable living with a highly accessible location.



Kitchen/Diner/Lounge

18' max x 16' max (5.49m max x 4.88m max)

Bedroom Three

10' 4" max x 6' max (3.15m max x 1.83m max)

Shower Room

Bedroom One

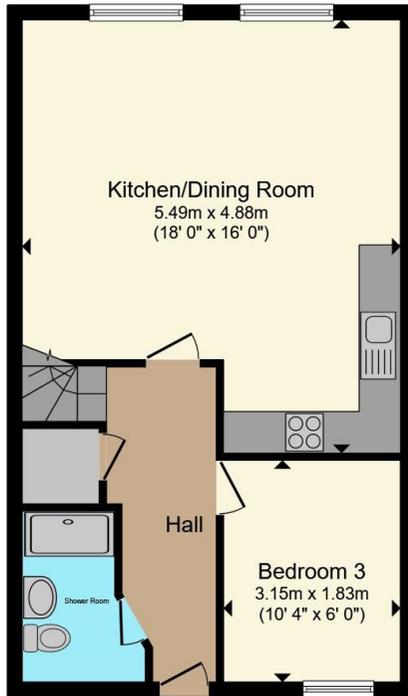
15' max x 12' max (4.57m max x 3.66m max)

Bedroom Two

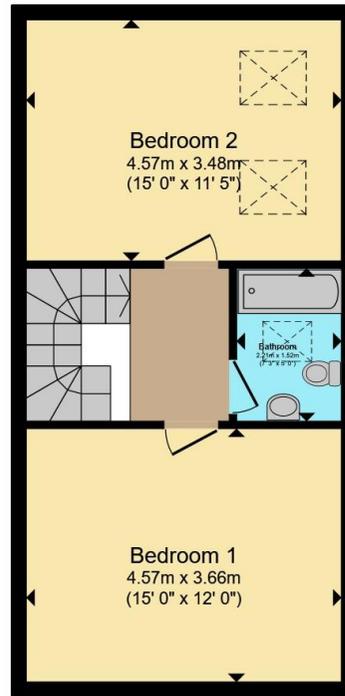
15' max x 11' 5" max (4.57m max x 3.48m max)

Bathroom





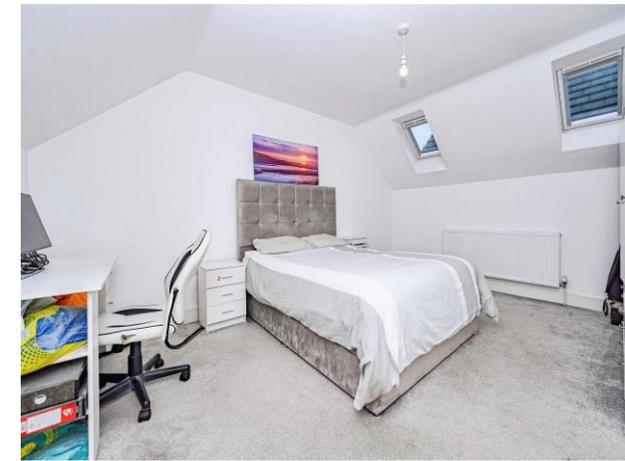
Ground Floor



First Floor

Total floor area 96.0 m² (1,034 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: B

Council Tax
Band: E

Service Charge:
1000.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/MWK306189](https://www.connells.co.uk/Property/MWK306189)

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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