

22 Albert Street,
St Albans, AL1 1RU

Guide price £399,950 Freehold

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Paul Barker
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An exciting opportunity to acquire a prime development plot with full planning permission (St Albans planning ref: 5/2025/2331) for the construction of a stunning new four double-bedroom home, arranged over three floors, ideally situated on a fabulous street in the heart of the conservation area. The property has the opportunity to rent a car parking space in the Albert Street residents car park.

The site currently comprises commercial premises but benefits from approved planning permission, presenting a rare opportunity to create a bespoke family home in this highly desirable location.

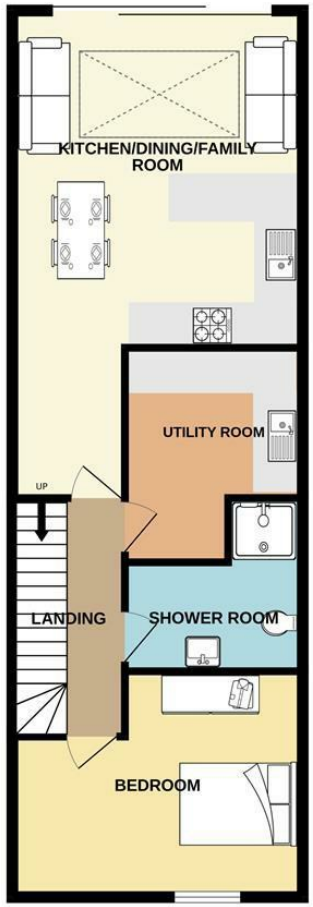
The proposed accommodation will provide generous living space, with four double bedrooms and the flexibility for purchasers to influence aspects of the fit-out and internal specification, subject to the relevant approvals. This offers the unique chance to tailor the finished property to individual tastes and requirements.

Combining the character and appeal of a conservation area setting with the opportunity to create a brand-new home, this is a truly exceptional development opportunity.

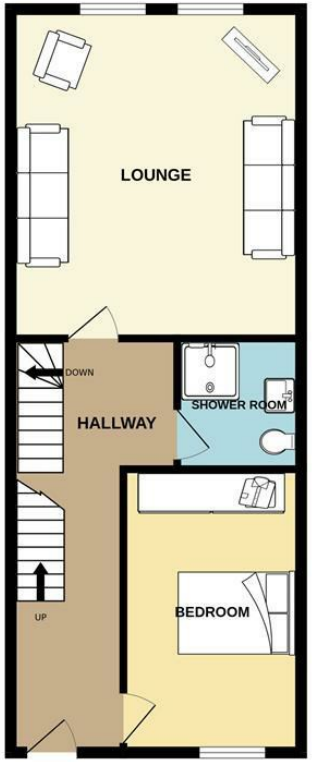
Early viewing and further enquiries are highly recommended.

Albert Street enjoys a highly convenient location, just a short five-minute walk from the vibrant city centre, offering an excellent selection of shops, restaurants, cafés, and leisure amenities. St Albans City mainline railway station is also within easy reach, approximately a 15-minute walk away, providing fast and frequent services into London St Pancras. For those who enjoy outdoor recreation, the beautiful Verulamium Park and the popular Westminster Lodge Leisure Centre are both within a five-minute walk, offering extensive sporting facilities, fitness classes, swimming pools, and attractive green open spaces. This prime location combines excellent transport links with easy access to both the city's amenities and recreational facilities.

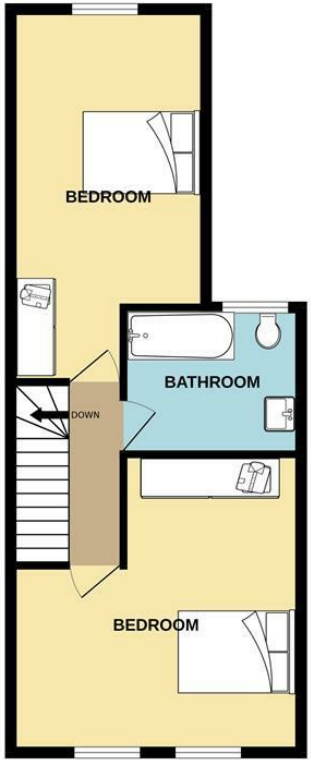
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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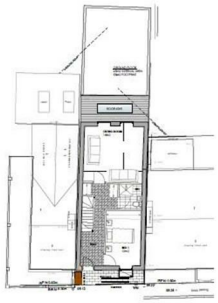
ALBERT STREET



PROPOSED REAR ELEVATION



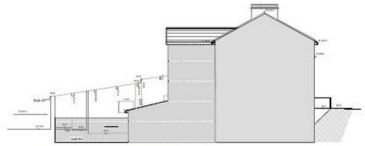
LOWER GROUND FLOOR PLAN



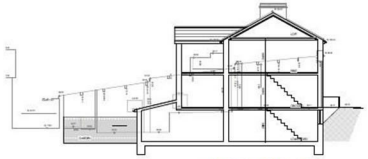
GROUND FLOOR PLAN



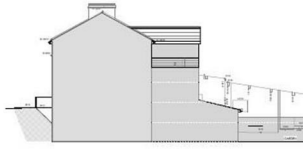
FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED SECTION



PROPOSED SIDE ELEVATION

