



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Cadogan Place, 280 London Road, AL1 1HY
Guide Price £1,425,000

This stunning five/six bedroom, four bathroom townhouse is set within an exclusive gated development of just five three-storey homes, ideally positioned in the historic cathedral city of St Albans.

From the moment you arrive, this property commands attention with its refined façade — and the sense of quality continues throughout the interior.

Every detail has been carefully considered, with high-end specifications and exceptional craftsmanship, including:

***Designer Shaker Style Kitchen Fitted With Neff Appliances And Granite Worktops**

***Beautiful Oak Staircases And Balustrades**

***CAT5e Cabling Throughout**

***Central System Line Entertainment / Sound System**

***Porcelanosa Sanitaryware Complemented By Sleek Chrome Fittings**

***Aqualisa Power Shower For A Spa-Like Experience**

***Efficient Gas-Fired Central Heating**

***Ample Power Points Thoughtfully Placed Throughout**

***Burglar Alarm System For Peace Of Mind**

***21kW Electric Car Charge Point**

***Smart Tarmac Driveway With Bollard Lighting For Evening Ambience**

This rare offering combines modern luxury with timeless design, creating a home perfectly suited for both sophisticated entertaining and comfortable family living. For those working from home, the property features a stylish garden office that also serves as a gym, complemented by a Jacuzzi hot tub — perfect for unwinding on relaxing evenings.

Nestled along the prestigious London Road, Cadogan Place enjoys a coveted position in the heart of St Albans. This sought-after address offers effortless connectivity, with swift access to the motorway network and the mainline railway station, placing London and beyond within easy reach.

Just moments away, the city centre invites you to explore an enticing blend of independent boutiques, luxury brands, fine dining, and vibrant café culture, all set against the backdrop of St Albans' historic charm.

Families are well served by a selection of highly regarded state and private schools, while picturesque parks and green spaces offer a tranquil escape from the bustle of city life.

Combining convenience, elegance, and an enviable lifestyle, Cadogan Place is perfectly positioned for those who seek both sophistication and connection.

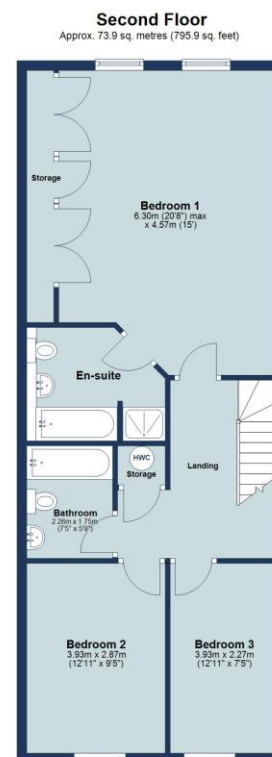
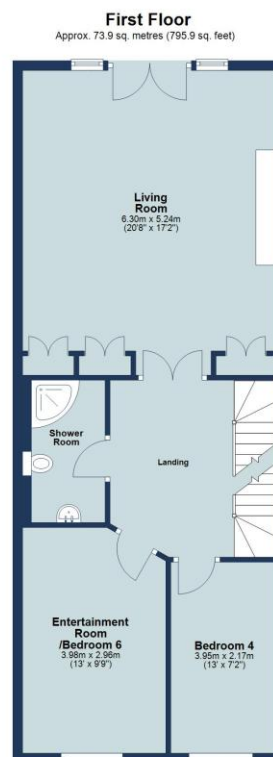
Tenure: Freehold
Council Tax Band: G
EPC Rating: C











Total area: approx. 219.6 sq. metres (2363.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Office, spa and garage not included in the total internal floor area.
Plan produced using PlanUp.

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