



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

Philip Taylor House, London Road, St. Albans, AL1 1LZ
Asking Price £535,000

Enjoy contemporary city-centre living in this impressive two double bedroom, two bathroom, split-level apartment, ideally positioned in the very heart of St Albans and offered for sale with the added advantage of no upper chain.

Combining generous accommodation with a highly desirable central location, this unique home is perfectly suited to professionals, downsizers, investors, or those seeking a vibrant lifestyle within easy reach of an extensive range of amenities and transport links.

Accessed via a secure videophone entry system, the property is reached by stairs leading to the communal terrace, from which it benefits from its own private front door. Upon entering, you are welcomed by a spacious entrance hall that immediately conveys the sense of space and thoughtful design found throughout this versatile and well-proportioned home.

This floor features a bright and spacious dual-aspect living room, flooded with natural light and providing an excellent space for both relaxing and entertaining. Open access leads seamlessly into the kitchen, creating a sociable layout that is ideal for modern living. Also on this level is the second double bedroom, which benefits from its own en-suite bathroom, making it an ideal guest suite or private space for family members. A convenient WC completes the accommodation on this floor.

Stairs incorporating useful built-in storage rise to the upper floor, where the principal bedroom occupies an impressive and private upper-level retreat. This substantial double bedroom enjoys the benefit of an en-suite shower room and offers a wonderful sense of space and tranquillity.

Sliding doors open directly onto a private balcony, providing elevated views and creating the perfect spot to enjoy a morning coffee or unwind at the end of the day.

Further benefits include residents' permit parking availability and the rare opportunity to acquire a centrally located property with no onward chain, allowing for a potentially smoother and quicker transaction.

Situated in the heart of the city, St Albans offers an exceptional blend of historic charm and modern convenience. Renowned for its vibrant atmosphere, the city centre boasts an extensive selection of independent boutiques, high-street retailers, cafés, restaurants, and bars, alongside a thriving cultural scene. Residents can enjoy the famous St Albans market, beautiful green spaces including Verulamium Park, and a wealth of leisure and recreational facilities.

For commuters, St Albans City station provides fast and frequent rail services into London St Pancras International, making the city a highly sought-after location for those travelling into the capital. Combining character, convenience, and connectivity, this superb apartment presents an outstanding opportunity to enjoy everything that St Albans has to offer right on your doorstep.

Tenure: Leasehold
Term of Lease: 125 Years from June 2005
Service Charge: £1,545pa For 2026
Ground Rent: £250pa For 2026
Council Tax Band: D
EPC Rating: C



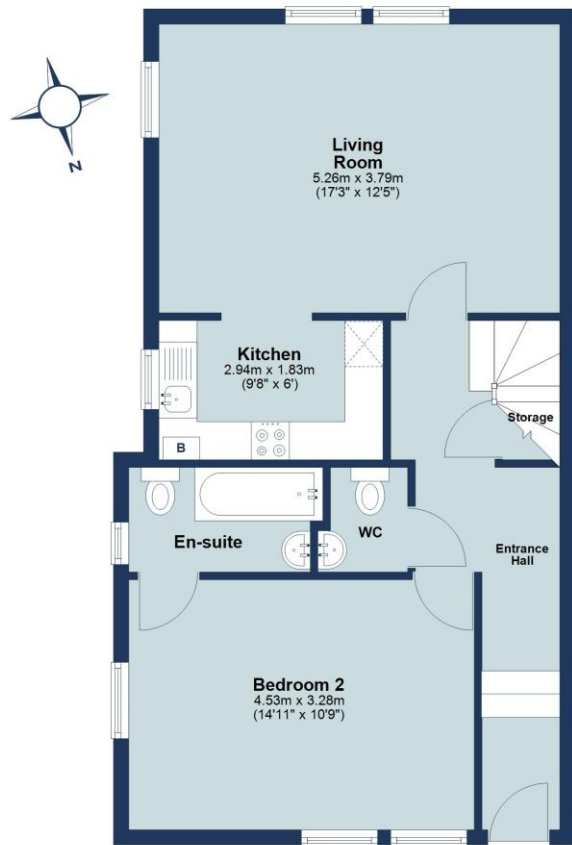






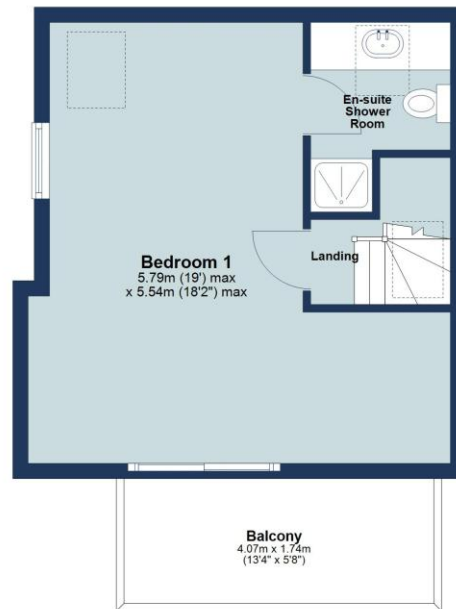
First Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.2 sq. feet)
(excluding Balcony)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

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

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