



# Exceptional penthouse apartment in centre of town

**Old Post House, Arden Grove, Harpenden, Hertfordshire, AL5 4SJ**

£975,000 Leasehold





0.1 miles from Harpenden mainline station • Private roof terrace • Gated under croft parking for one vehicle • Secure entry video phone access • Stunning and bright kitchen/reception room • Immaculate decorative order throughout • Large store room • Lift

#### Local Information

Approx Mileages: Harpenden town centre - 0.1 mile, Harpenden main line station - 0.1 mile (London St Pancras/Kings Cross from 22 minutes), M1 (junction 9) - 3 miles, London Luton Airport - 8 miles

The Old Post House is ideally situated for the commuter or downsizer, being less than 0.1 of a mile from Harpenden's mainline railway station, which provides a fast and frequent service into St Pancras International from 22 minutes.

The property is also 0.1 miles from the vibrant high street with its many boutiques, shops, banks, restaurants and supermarkets.

#### About this property

This wonderful apartment is arranged over the top floor of the former Post House for Harpenden.

It offers fantastic accommodation, storage and outdoor space.

There are three double bedrooms; one of which could be and has been used as an additional reception room, the master bedroom boasts a dressing room and en suite with separate shower, bath and double vanity.

The large open plan kitchen/sitting room has been fitted with a high-end kitchen and appliances, while the sitting room

opens directly onto the sizable private terrace which has power and lighting.

Other features of note include a separate study, utility room, guest WC, lift, access to one car parking space, a private store room, access to a communal bicycle store and communal garden.

#### Services:

All mains connected.

#### Tenure

Leasehold (119 years remaining)

#### Local Authority

St Albans District Council

#### Energy Performance

EPC Rating = B

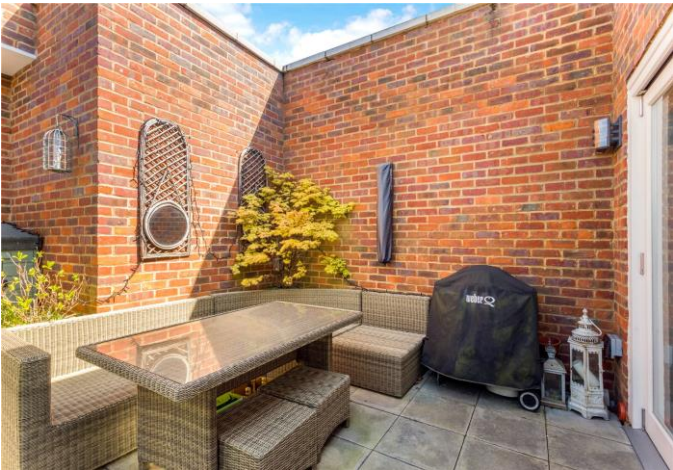
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

Telephone: 01582 465 000.







Old Post House, Arden Grove, Harpenden, Hertfordshire, AL5 4SJ  
Gross Internal Area 1545 sq ft, 143.5 m²




Kris Smith  
Harpenden  
01582 465 000  
kris.smith@savills.com

 |  savills | savills.co.uk

Approximate Area = 143.5 sq m / 1545 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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| Energy Efficiency Rating                    |   |   |
|---|---|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |   |   |
| (92-)                                       |  |                          |
| A   |   |   |
| (81-91)                                     |   |   |
| B   |   |   |
| (69-80)                                     |   |   |
| C   |   |   |
| (55-68)                                     |   |   |
| D   |   |   |
| (39-54)                                     |   |   |
| E   |   |   |
| (21-38)                                     |   |   |
| F   |   |   |
| (1-20)                                      |   |   |
| G   |   |   |
| Not energy efficient - higher running costs |   |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC  |

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