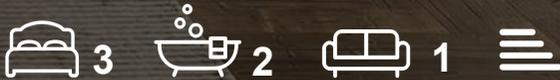




Kinsman Mews Gascoyne Way  
, Hertford, SG13 8EW  
Guide price £650,000



# Kinsman Mews Gascoyne Way, Hertford, SG13 8EW

Greenhill Estates are delighted to bring to market the flagship unit of this exclusive gated development: a stunning, brand-new split-level maisonette located just at the edge of Hertford town centre. As the largest apartment in the collection, this home offers an expansive 1,118 sq ft of internal living space, masterfully combining a sophisticated industrial-loft aesthetic with the scale and feel of a substantial house.

The ground floor opens into a magnificent open-plan kitchen, reception, and dining room that spans an incredible 28'5 x 14'5. This vast social hub is anchored by beautiful oak herringbone flooring and premium luxury finishes throughout, creating a perfect environment for both large-scale entertaining and comfortable family living. A convenient cloakroom/WC on this level adds to the practical layout, ensuring the main living space remains uncluttered.

Ascending to the first floor, the property truly shines with exceptionally high ceilings and striking exposed beams, adding a sense of grandeur and architectural character rarely found in modern conversions. This level houses three well-proportioned bedrooms, including a standout principal suite with its own luxury en-suite shower room. A further high-specification family bathroom serves the remaining rooms, all finished to the same exacting standards found throughout the development.



Kinsman Mews Location

Living in Hertford

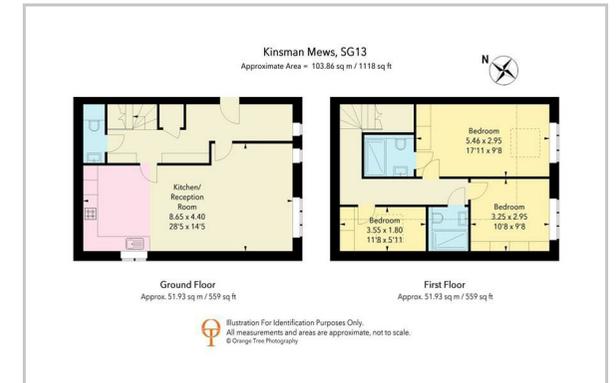
Buyers Note



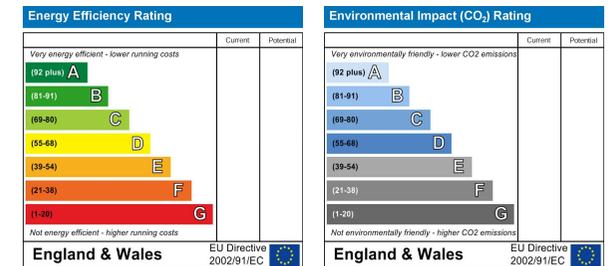
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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