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LONDON ROAD  
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# All The Ingredients Needed For A Fabulous Lifestyle

Ideally located within approximately one mile for St. Albans city centre and the mainline railway station with its fast trains into London, St. Pancras in under 30 minutes, is this fabulous one bedroom, penthouse apartment situated in a tastefully designed and prestigious development, which provides allocated underground parking and a lift to all floors. Making this the ideal urban home for professionals and commuters alike. This well presented and spacious apartment is located on the top floor and boasts two private balconies. Accommodation comprises of communal hallway with lift to all floors, entrance hall way, well proportioned and open plan kitchen/living room with patio door leading to balcony, a spacious bedroom with door leading to balcony, walk-in wardrobe and door leading to a Jack & Jill bathroom. Tollhouse Point is situated on the corner of Old London Road and London Road and is within easy distance of St. Albans city centre with its extensive shopping and leisure facilities.



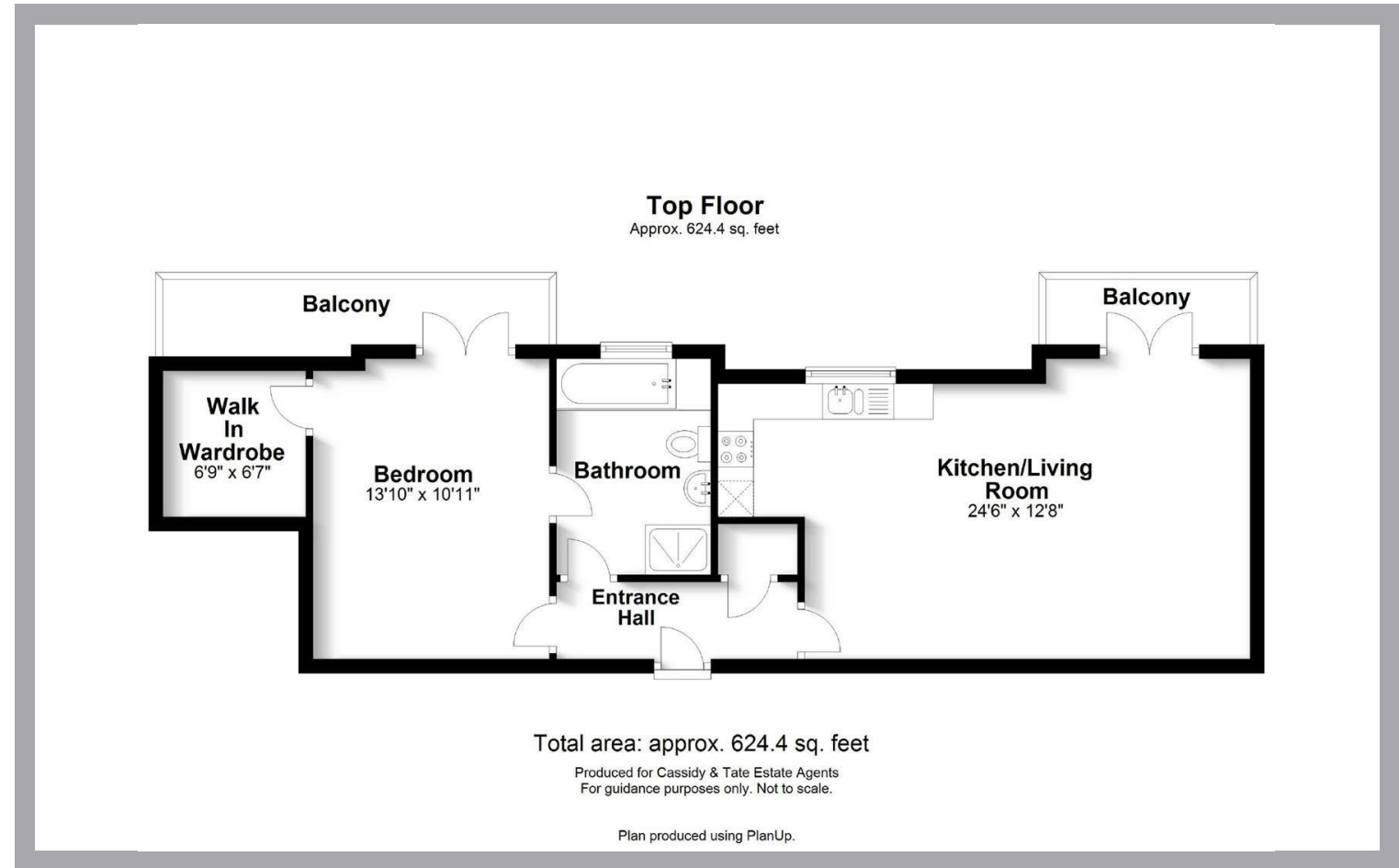
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



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## Specialists in Bespoke Properties

- Walk To Station & City
- Balcony
- Security Entry System
- Lift To All Floors
- Penthouse
- Underground Parking
- Modern Development
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	