

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

GABRIEL SQUARE

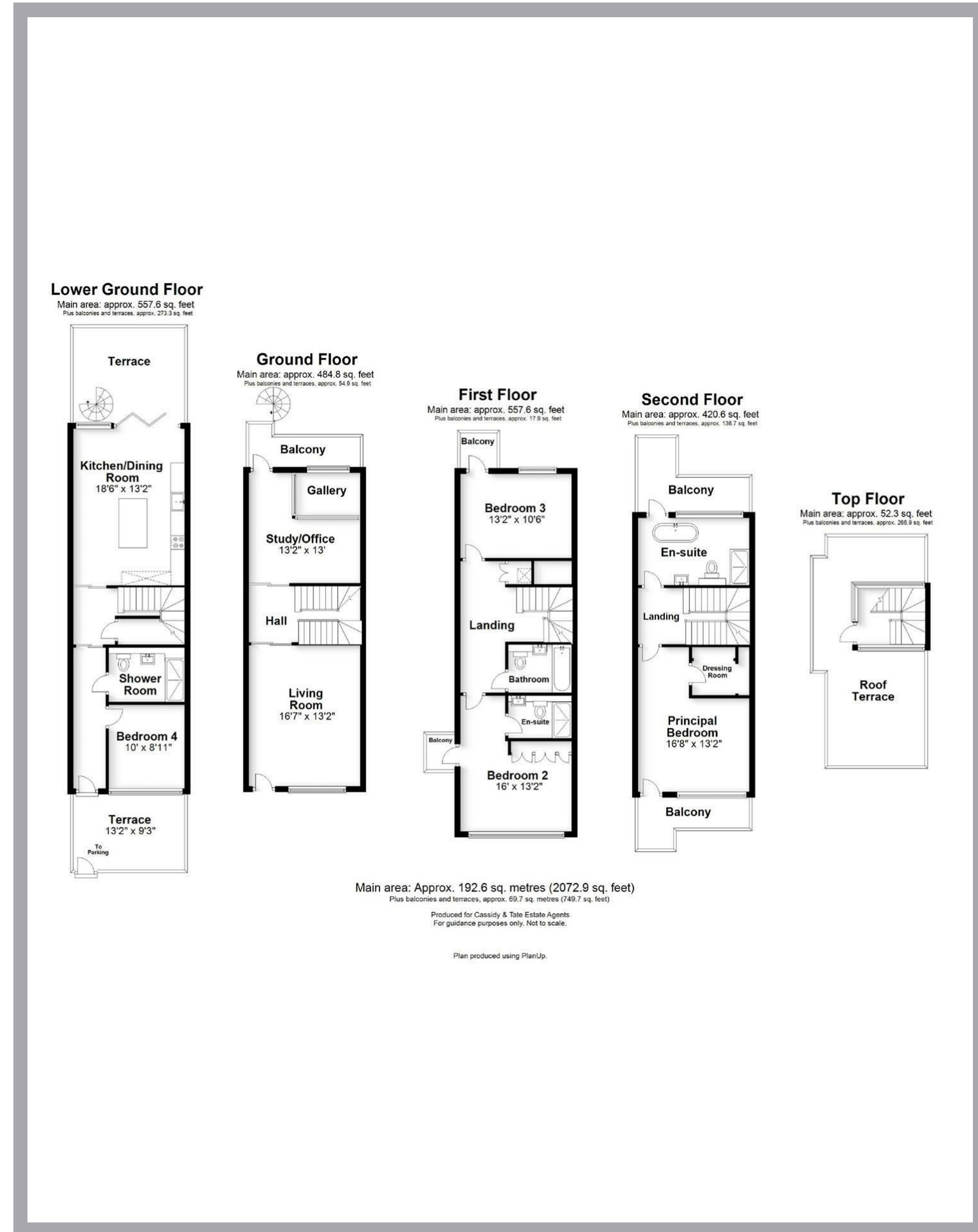
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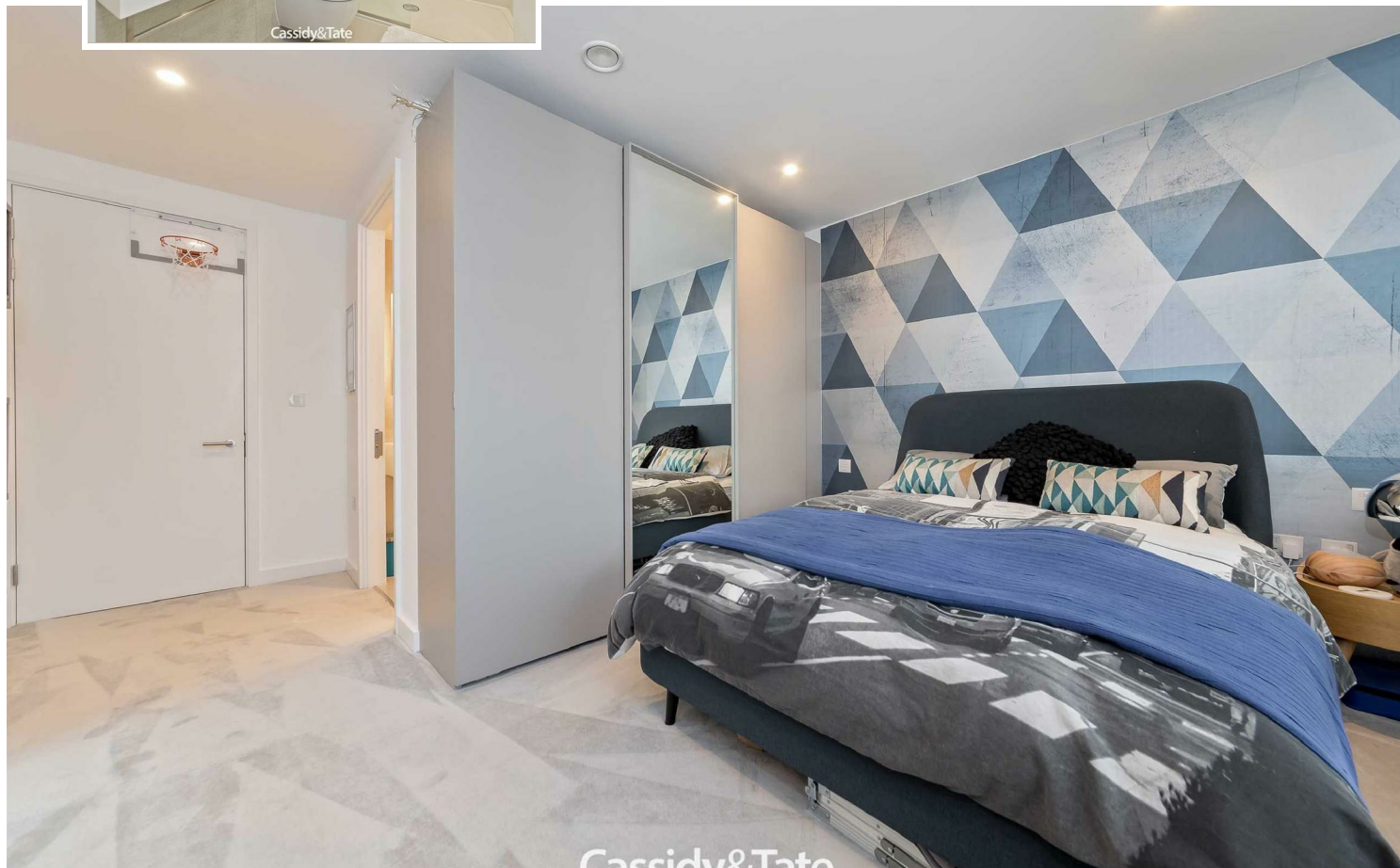
# All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a prime position within this award winning development, Cassidy & Tate are pleased to present this luxurious four bedroom 'end terrace' townhouse. Perfect for walking to the city centre and mainline railway station, St Albans eateries, bars, restaurants and parks which are nearby. With versatile accommodation of over 2000 sq.ft. and arranged over four floors, with a stunning 270\* roof terrace and 'oasis' style living wall garden. A warm, soft palette of natural materials has been used throughout to create a bright and airy feel combined with floor to ceiling windows to create an abundance of natural light. The property has high specification fixtures and fittings in addition to the original specifications now including underfloor heating throughout, a video entry system and a Control4 Smart Home System, which enables homeowners to control the lights and heating remotely. A Poggenpohl fully integrated kitchen/dining/living with Corian worktops and island is at the heart of the home, opening onto the landscaped garden. There is also secure underground parking with direct access from the property.



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.

# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

## Specialists in Bespoke Properties

- End Terrace Townhouse
- Four Double Bedrooms
- Fantastic Roof Top Garden
- Secure Underground Parking
- High Specifications
- Four Luxurious Bathrooms
- Walk to Station & City Centre
- Award Winning Development

| 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                                    |           |           |
| Not energy efficient - higher running costs |           |           |
| <b>England &amp; Wales</b>                  | <b>86</b> | <b>1</b>  |

| 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  |          |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |           |
| <b>England &amp; Wales</b>                                      | <b>1</b> | <b>1</b>  |

