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Cassidy
&Tate
Your Local Experts



Award Winning Agency

WATSONS WALK
ST. ALBANS
ALI IPD



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Location is a key factor when considering this spacious two bedroom Art Deco property, converted from a 1920's hat factory, close to the vibrant city centre and the mainline railway station linking St. Albans to London, St Pancras. On the ground floor is a large open plan living room with vaulted ceilings leading to a modern fitted kitchen and ground floor bathroom suite. On the first floor are two bedrooms with a feature gallery landing. The properties are served by a generous sized communal garden. Watsons Walk is classed as a conservation area which always proves to be popular with professionals. St. Albans city centre with its twice weekly bustling market, shopping and leisure facilities plus many cosmopolitan bars are just a stroll away.



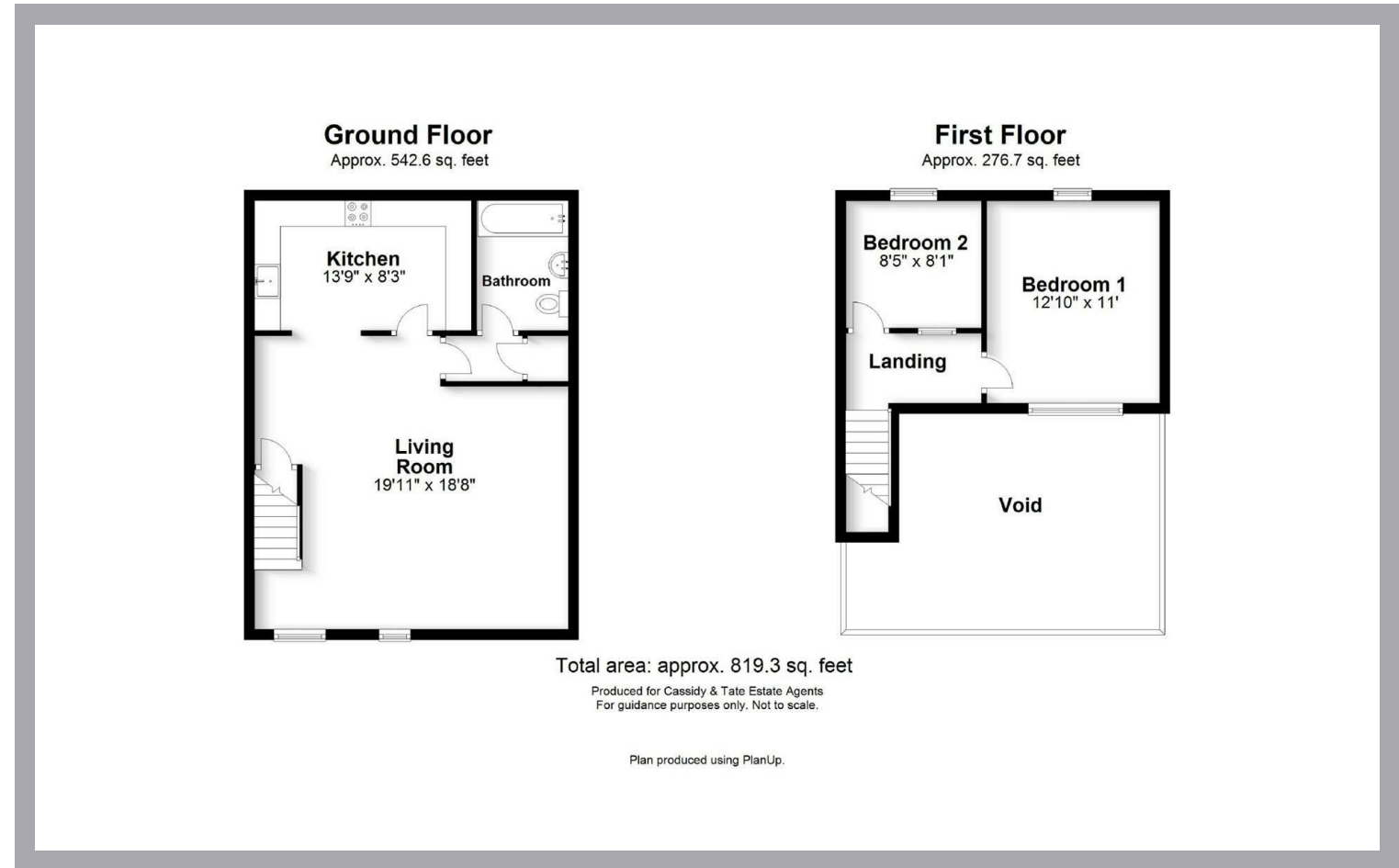
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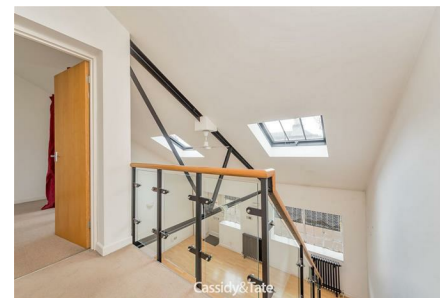
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Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. 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

- Close To Station
- Communal Garden
- Period Property
- Art Deco Building
- Freehold
- Two Bedrooms
- Gallery Landing
- 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		57	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	57
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	