

4 Hertford Brewery Hartham Lane  
Hertford, SG14 1FN  
Guide price £725,000

**ma**  
morgan alexander



**MK**





## 4 Hertford Brewery Hartham Lane Hertford, SG14 1FN

Exceptional Three-Bedroom Duplex Apartment | Iconic Brewery Development | Over 1,600 sq ft | Town Centre Location

Morgan Alexander are pleased to offer this outstanding three-bedroom duplex apartment in the Hertford Brewery – a landmark development in the heart of Hertford. This unique home combines historic charm with contemporary living, offering over 1,600 sq ft of high-spec accommodation across two beautifully appointed floors.

The property features a spacious open-plan kitchen/living/dining room, designed to maximise light and space. High ceilings, original architectural features, and striking arched windows overlooking the central courtyard create a bright, elegant and character-filled interior.

There are three generous double bedrooms, two with luxury en-suites, and the principal suite further benefits from a dressing area. All rooms are thoughtfully laid out and finished to a superb standard.

Further highlights include:

Secure gated setting within a historic development

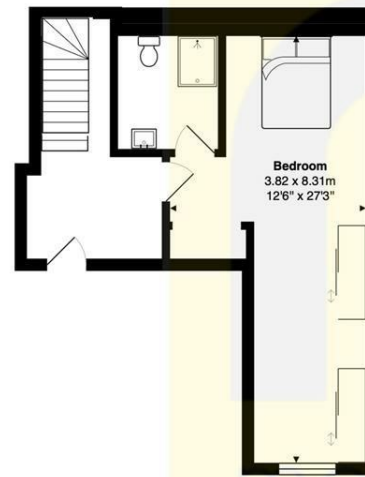
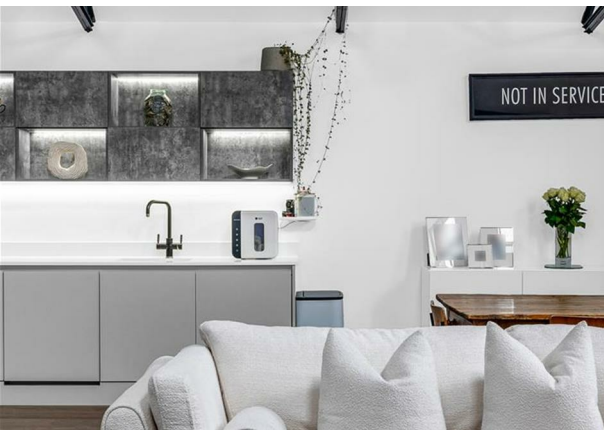




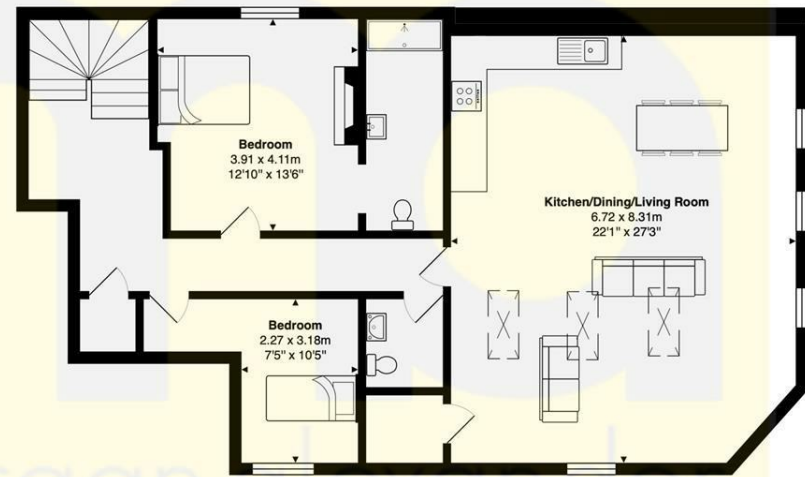
NOT IN SERVICE







**Ground Floor**  
Area: 37.0 m<sup>2</sup> ... 398 ft<sup>2</sup>



**First Floor**  
Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup>

**Total Area: 150.9 m<sup>2</sup> ... 1624 ft<sup>2</sup>**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

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

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

**morgan-alexander.co.uk**



**40 Castle Street, Hertford, Herts, SG14 1HH**  
**Tel: 01992 248028**  
**[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)**