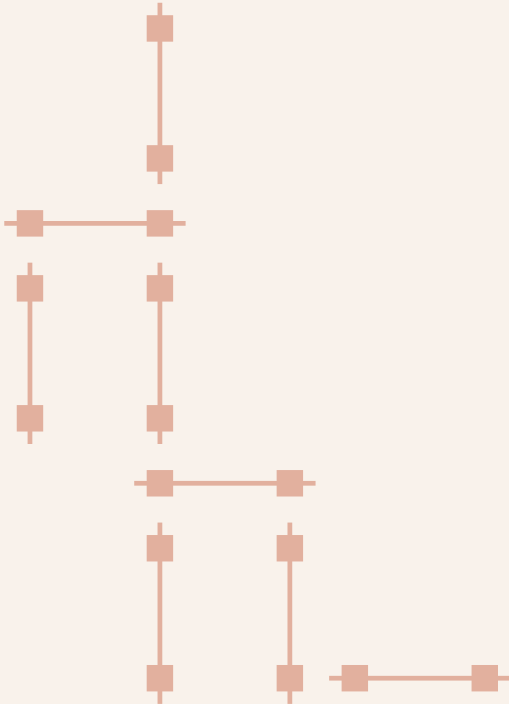


OLD  
ELECTRICITY  
WORKS

ST ALBANS

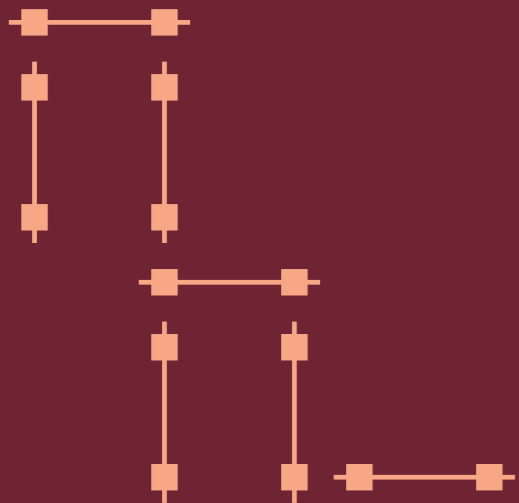




Discover a new, well-connected collection of one, two and three bedroom apartments, duplexes and townhouses with undercroft enclosed parking surrounding beautifully landscaped communal gardens in St Albans.



Computer generated images – indicative only.



# Specification & Details



4

## Kitchens

- Fully fitted designer handleless kitchen with cashmere coloured units
  - Quartz worktop and matching splashbacks
  - Integrated ceramic hob
  - Integrated single oven
  - Integrated dishwasher\*
  - Stainless steel under-mounted sink
  - Polished chrome mixer tap
  - Extractor hood
  - Integrated fridge/freezer\*
  - Integrated washer/dryer\*
- \*Bosch appliances or equivalent

## Bathrooms

- Armera Opa vanity unit
- Duravit wall hung WC's
- Hansgrohe taps and shower fittings
- Full height Premier Stone tiled bathroom
- Mirrored cabinets
- Large shower with frameless screen to all flats
- Duravit bath to flats with two bathrooms

## Electrics

- Spotlights to kitchen and bathrooms
- Wired for Sky Q
- TV points in lounge and bedrooms
- Telephone points in lounge
- USB points to lounge and bedrooms

## Heating

- Electric boiler with designer radiators
- Underfloor heating to bathrooms

## Flooring

- Amtico Barrel Grey flooring to lounge, kitchen and hallways
- Premier Stone floor tiles to all bathrooms and ensuites
- Cormar Tortilla carpets to all bedrooms (includes staircases and landing areas to houses)

## Finishes, doors and woodwork

- Designer colour palettes to all walls, skirting and architraves
- Cashmere coloured matt wardrobe doors to master bedroom (including second bedroom in 3-bedroom apartments)
- High quality firecheck painted doors in white with chrome ironmongery

## Warranty

- 10 Year Checkmate warranty

## Amenities

- Concierge
- Roof terrace gardens
- Secure enclosed parking
- Remote controlled gated vehicle entrance
- Digitally controlled pedestrian entrance gate
- CCTV coverage

5



Computer generated images – indicative only.





# A City of Culture

St Albans is a beautiful historic city with a vibrant centre, cultural attractions and a superb selection of eateries and shops.

St Albans has much to offer with a busy high street, quaint shopping lanes and independent shops sitting alongside The Maltings and Christopher Place shopping centres. Town centre restaurants include The Ivy, Côte Brasserie and Lussmans, as well as a generous selection of cafés, delis and charming pubs.

Old Electricity Works is located just a 12 minute walk to the city's mainline station, where trains travel into central London in less than half an hour providing great connectivity with the capital.



	
West Hampstead	St Albans Station
12 mins	4 mins
London St Pancras	City Centre
22 mins	6 mins
Farringdon	M25 Motorway
27 mins	9 mins
City Thameslink	Luton Airport
29 mins	25 mins





# Old Electricity Works

With communal access to a central landscaped garden, Old Electricity Works offers a unique opportunity to live within a dynamically created new community in St Albans.

- |   |   |   |
|---|---|---|
| <p><b>Armstrong House</b><br/>Apartments A6 – A8<br/>1 &amp; 2 bedroom apartments</p> | <p><b>Faraday House</b><br/>Apartments F1 – F18<br/>1, 2 &amp; 3 bedroom apartments</p> | <p><b>Edison House</b><br/>Apartments E1 – E40<br/>1, 2 &amp; 3 bedroom apartments</p>  |
| <p><b>Brush House</b><br/>Apartments B1 – B17<br/>1, 2 &amp; 3 bedroom apartments</p> | <p><b>Goode House</b><br/>Houses G1 – G3<br/>3 bedroom houses</p>                       | <p><b>Duddell House</b><br/>Apartments D1 – D13<br/>1, 2 &amp; 3 bedroom apartments</p> |
| <p><b>Clarke House</b><br/>Apartments C1 – C6<br/>1 &amp; 2 bedroom apartments</p>    |   |   |



-  17 Charge Points
-  17 Future Charge Points

# Armstrong House

Apartments A6 – A8

02

Level 02		
<b>Apartment A6</b>		
Living/Dining/Kitchen	6.57m x 4.50m	21'7" x 14'9"
Bedroom 1	3.69m x 3.38m	12'1" x 11'1"
Bedroom 2	3.90m x 3.01m	12'10" x 9'11"
Balcony	10.60m x 3.00m	34'9" x 9'10"
<b>Total</b>	<b>70.4 sqm</b>	<b>758 sqft</b>
<b>Apartment A7</b>		
Living/Dining/Kitchen	5.33m x 4.87m	17'6" x 16'0"
Bedroom	3.40m x 3.45m	11'2" x 11'4"
Balcony	5.10m x 3.00m	16'9" x 9'10"
<b>Total</b>	<b>52.4 sqm</b>	<b>564 sqft</b>
<b>Apartment A8</b>		
Living/Dining/Kitchen	5.33m x 4.87m	17'6" x 16'0"
Bedroom	3.40m x 3.45m	11'2" x 11'4"
Balcony	5.50m x 3.00m	18'1" x 9'10"
<b>Total</b>	<b>52.4 sqm</b>	<b>564 sqft</b>

Site Plan



## Level 02 Apartments A6–A8



Computer generated image – indicative only.



# Brush House

Levels 01 – 05

Apartments B1 – B17

01

Level 01			
<b>Apartment B1</b>			
Living/Dining/Kitchen	7.40m x 4.10m	24'3" x 13'6"	
Bedroom 1	4.85m x 3.00m	15'11" x 9'10"	
Bedroom 2	4.79m x 3.41m	15'8" x 11'2"	
Study	3.20m x 2.50m	10'6" x 8'2"	
Balcony	6.30m x 1.50m	20'8" x 4'11"	
<b>Total</b>	<b>91.1 sqm</b>	<b>981 sqft</b>	

<b>Apartment B2</b>			
Living/Dining/Kitchen	8.75m x 3.46m	28'8" x 11'4"	
Bedroom 1	4.49m x 2.99m	14'8" x 9'10"	
Bedroom 2	5.00m x 2.90m	16'5" x 9'6"	
Bedroom 3	5.00m x 2.39m	16'5" x 7'10"	
Terrace	9.30m x 4.80m	30'6" x 15'8"	
<b>Total</b>	<b>88.9 sqm</b>	<b>957 sqft</b>	

<b>Apartment B3</b>			
Living/Dining/Kitchen	6.60m x 5.34m	21'8" x 17'6"	
Bedroom	5.34m x 3.07m	17'6" x 10'1"	
Balcony	5.70m x 1.95m	18'8" x 6'5"	
<b>Total</b>	<b>57.7 sqm</b>	<b>621 sqft</b>	

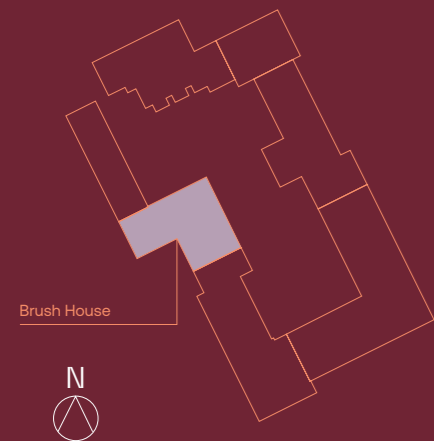
02

Level 02			
<b>Apartment B4</b>			
Living/Dining/Kitchen	7.25m x 4.35m	23'9" x 14'3"	
Bedroom 1	4.79m x 3.36m	15'8" x 11'0"	
Bedroom 2	7.25m x 3.15m	23'9" x 10'4"	
Bedroom 3	3.45m x 2.60m	11'4" x 8'6"	
Balcony	6.35m x 1.65m	20'10" x 5'5"	
<b>Total</b>	<b>91.7 sqm</b>	<b>987 sqft</b>	

<b>Apartment B5</b>			
Living/Dining/Kitchen	8.75m x 3.46m	28'8" x 11'4"	
Bedroom 1	4.48m x 3.00m	14'8" x 9'10"	
Bedroom 2	5.00m x 2.90m	16'5" x 9'6"	
Bedroom 3	5.00m x 2.39m	16'5" x 7'10"	
Balcony	3.38m x 1.55m	11'1" x 5'1"	
<b>Total</b>	<b>88.9 sqm</b>	<b>957 sqft</b>	

<b>Apartment B6</b>			
Living/Dining/Kitchen	6.61m x 5.34m	21'8" x 17'6"	
Bedroom	5.34m x 3.06m	17'6" x 10'1"	
Balcony	3.38m x 1.55m	11'1" x 5'1"	
<b>Total</b>	<b>58.0 sqm</b>	<b>624 sqft</b>	

Site Plan



03

Level 03			
<b>Apartment B7</b>			
Living/Dining/Kitchen	6.27m x 5.86m	20'7" x 19'3"	
Bedroom	4.21m x 2.64m	13'10" x 8'8"	
Balcony	2.95m x 1.55m	9'8" x 5'1"	
<b>Total</b>	<b>50.8 sqm</b>	<b>547 sqft</b>	

<b>Apartment B8</b>			
Living/Dining/Kitchen	6.61m x 5.34m	21'8" x 17'6"	
Bedroom	5.34m x 3.06m	17'6" x 10'1"	
Balcony	3.38m x 1.55m	11'1" x 5'1"	
<b>Total</b>	<b>57.6 sqm</b>	<b>620 sqft</b>	

<b>Apartment B9</b>			
Living/Dining/Kitchen	5.87m x 5.71m	19'3" x 18'9"	
Bedroom	4.16m x 3.31m	13'8" x 10'10"	
Balcony	5.60m x 2.50m	18'4" x 8'2"	
<b>Total</b>	<b>51.2 sqm</b>	<b>551 sqft</b>	

04

Level 04			
<b>Apartment B10</b>			
Living/Dining/Kitchen	6.27m x 5.86m	20'7" x 19'3"	
Bedroom	4.21m x 2.64m	13'10" x 8'8"	
Balcony	2.95m x 1.55m	9'8" x 5'1"	
<b>Total</b>	<b>50.8 sqm</b>	<b>547 sqft</b>	

<b>Apartment B11</b>			
Living/Dining/Kitchen	4.98m x 4.97m	16'4" x 16'4"	
Bedroom	4.10m x 3.58m	13'5" x 11'9"	
Balcony	4.85m x 1.55m	15'10" x 5'1"	
<b>Total</b>	<b>54.1 sqm</b>	<b>582 sqft</b>	

<b>Apartment B12</b>			
Living/Dining/Kitchen	5.87m x 5.71m	19'3" x 18'9"	
Bedroom	4.16m x 3.31m	13'8" x 10'10"	
Balcony	2.95m x 1.55m	9'8" x 5'1"	
<b>Total</b>	<b>51.4 sqm</b>	<b>553 sqft</b>	

<b>Apartment B13</b>			
Living/Dining/Kitchen	6.85m x 6.75m	22'6" x 22'2"	
Bedroom 1	3.77m x 3.15m	12'4" x 10'4"	
Bedroom 2	4.45m x 2.15m	14'7" x 7'1"	
Balcony	3.40m x 1.55m	11'3" x 5'1"	
<b>Total</b>	<b>69.2 sqm</b>	<b>745 sqft</b>	

05

Level 05			
<b>Apartment B14</b>			
Living/Dining/Kitchen	6.85m x 6.75m	22'6" x 22'2"	
Bedroom 1	3.77m x 3.15m	12'4" x 10'4"	
Bedroom 2	4.48m x 2.15m	14'7" x 7'1"	
Balcony	4.60m x 1.55m	15'1" x 5'1"	
<b>Total</b>	<b>69.2 sqm</b>	<b>745 sqft</b>	

<b>Apartment B15</b>			
Living/Dining/Kitchen	4.98m x 4.97m	16'4" x 16'4"	
Bedroom	4.10m x 3.58m	13'5" x 11'9"	
Balcony	4.80m x 1.55m	15'1" x 5'1"	
<b>Total</b>	<b>54.1 sqm</b>	<b>582 sqft</b>	

<b>Apartment B16</b>			
Living/Dining/Kitchen	5.87m x 5.71m	19'3" x 18'9"	
Bedroom	4.36m x 3.31m	14'4" x 10'10"	
Balcony	2.95m x 1.55m	9'8" x 5'1"	
<b>Total</b>	<b>51.8 sqm</b>	<b>555 sqft</b>	

<b>Apartment B17</b>			
Living/Dining/Kitchen	6.27m x 5.86m	20'7" x 19'3"	
Bedroom	4.21m x 2.64m	13'10" x 8'8"	
Balcony	2.95m x 1.55m	9'8" x 5'1"	
<b>Total</b>	<b>50.8 sqm</b>	<b>547 sqft</b>	

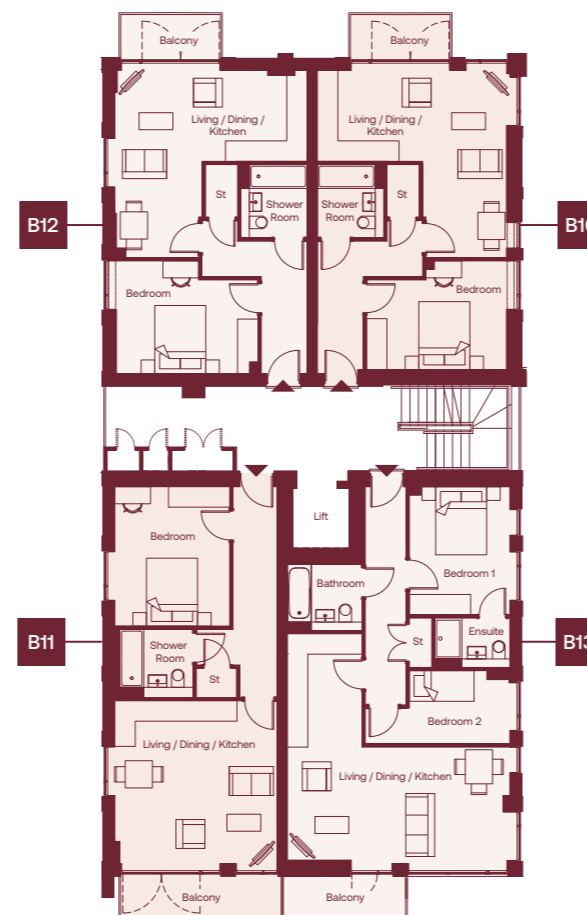
Level 01

Apartments B1-B3



Level 04

Apartments B10-B13



Level 02

Apartments B4-B6



Level 05

Apartments B14-B17



Level 03

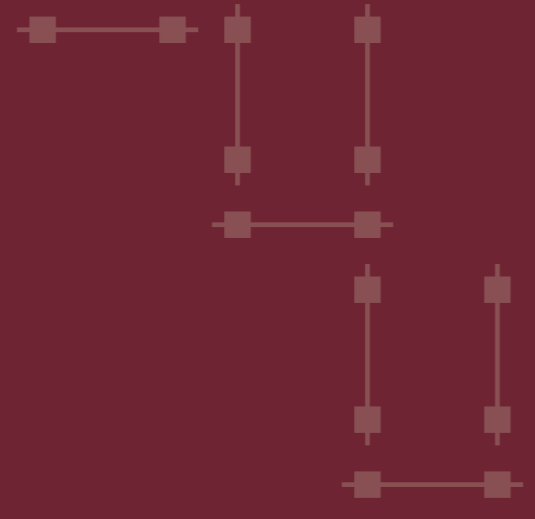
Apartments B7-B9



# Clarke House

Levels 01 – 03

Apartments C1 – C6



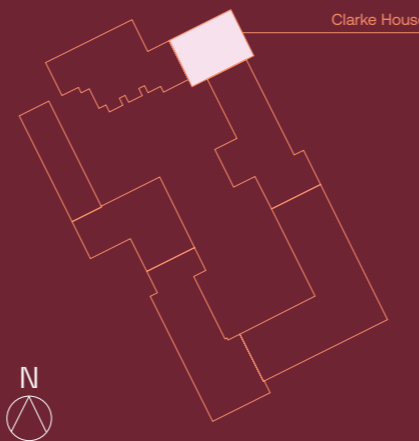
## 01

Level 01			
<b>Apartment C1</b>			
Living/Dining/Kitchen	9.41m x 3.59m	30'11" x 11'9"	
Bedroom	3.60m x 3.45m	11'10" x 11'4"	
Balcony	2.70m x 1.55m	8'10" x 5'1"	
<b>Total</b>	<b>56.9 sqm</b>	<b>612 sqft</b>	
<b>Apartment C2</b>			
Living/Dining/Kitchen	7.73m x 3.14m	25'4" x 10'4"	
Bedroom 1	4.09m x 3.70m	13'5" x 12'2"	
Bedroom 2	4.06m x 2.67m	13'4" x 8'9"	
<b>Total</b>	<b>73.1 sqm</b>	<b>787 sqft</b>	

## 02

Level 02			
<b>Apartment C3</b>			
Living/Dining/Kitchen	6.69m x 4.63m	21'11" x 15'2"	
Bedroom	4.63m x 3.00m	15'2" x 9'10"	
Balcony	9.50m x 8.70m	31'2" x 28'7"	
<b>Total</b>	<b>58.5 sqm</b>	<b>630 sqft</b>	
<b>Apartment C4</b>			
Living/Dining/Kitchen	6.46m x 5.98m	21'2" x 19'7"	
Bedroom	3.51m x 4.05m	11'6" x 13'3"	
Balcony	6.60m x 1.15m	21'8" x 3'9"	
<b>Total</b>	<b>56.6 sqm</b>	<b>609 sqft</b>	

Site Plan



## 03

Level 03			
<b>Apartment C5</b>			
Living/Dining/Kitchen	6.69m x 4.63m	21'11" x 15'2"	
Bedroom	4.63m x 3.00m	15'2" x 9'10"	
<b>Total</b>	<b>58.5 sqm</b>	<b>630 sqft</b>	
<b>Apartment C6</b>			
Living/Dining/Kitchen	6.46m x 5.98m	21'2" x 19'7"	
Bedroom	3.51m x 4.05m	11'6" x 13'3"	
<b>Total</b>	<b>56.6 sqm</b>	<b>609 sqft</b>	

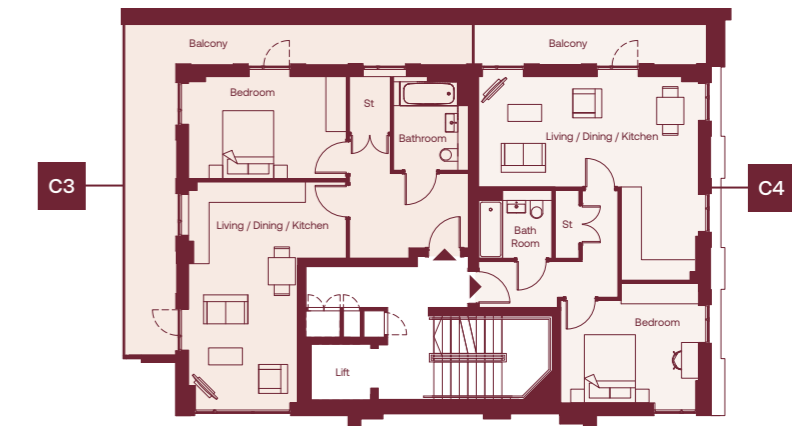
## Level 01

Apartments C1-C2



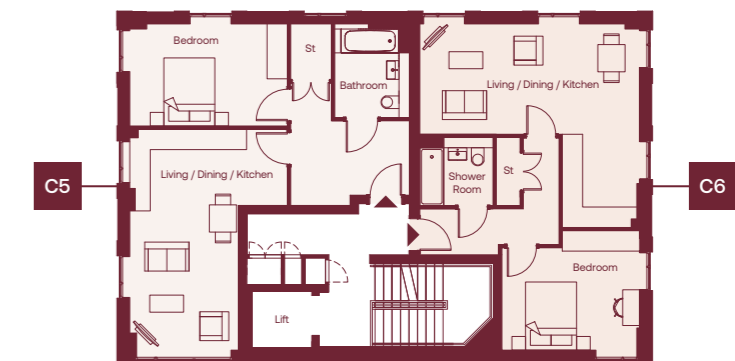
## Level 02

Apartments C3-C4



## Level 03

Apartments C5-C6





# Duddell House

Levels 00 – 03

Apartments D1 – D13

00

## Level 00 & Level 01

### Duplex Apartment D1 /D2

Living/Dining/Kitchen	9.45m x 5.02m	31'0" x 16'6"
Bedroom 1	5.35m x 2.78m	17'7" x 9'1"
Bedroom 2	4.29m x 2.88m	13'10" x 9'5"
Bedroom 3	3.64m x 2.15m	11'11" x 7'1"
Garden	5.10m x 3.65m	16'9" x 12'0"
<b>Total</b>	<b>94.4 sqm</b>	<b>1016 sqft</b>

### Duplex Apartment D3

Living/Dining/Kitchen	9.45m x 5.02m	31'0" x 16'6"
Bedroom 1	5.35m x 2.78m	17'7" x 9'1"
Bedroom 2	4.29m x 2.88m	13'10" x 9'5"
Bedroom 3	3.64m x 2.15m	11'11" x 7'1"
Garden	5.40m x 3.65m*	17'9" x 12'0"
<b>Total</b>	<b>94.4 sqm</b>	<b>1016 sqft</b>

\*Max measurement taken.

01

## Level 01

### Apartment D4

Living/Dining/Kitchen	5.89m x 5.03m	19'4" x 16'6"
Bedroom 1	4.58m x 3.39m	15'0" x 11'2"
Bedroom 2	3.87m x 2.15m	12'8" x 7'1"
Balcony	8.40m x 1.75m	27'7" x 5'9"
<b>Total</b>	<b>69 sqm</b>	<b>743 sqft</b>

02

## Level 02

### Apartment D5

Living/Dining/Kitchen	6.95m x 5.34m	22'9" x 17'6"
Bedroom	5.43m x 2.75m	17'10" x 9'0"
Balcony	2.80m x 1.55m	9'2" x 5'1"
<b>Total</b>	<b>58.8 sqm</b>	<b>633 sqft</b>

### Apartment D6

Living/Dining/Kitchen	5.58m x 4.42m	18'4" x 14'6"
Bedroom	4.16m x 2.97m	13'8" x 9'9"
Balcony	4.35m x 1.50m	14'3" x 4'11"
<b>Total</b>	<b>50.6 sqm</b>	<b>545 sqft</b>

### Apartment D7

Living/Dining/Kitchen	5.58m x 4.27m	18'4" x 14'0"
Bedroom	4.16m x 3.05m	13'8" x 10'0"
Balcony	4.35m x 1.50m	14'3" x 4'11"
<b>Total</b>	<b>51.2 sqm</b>	<b>551 sqft</b>

### Apartment D8 / D9

Living/Dining/Kitchen	6.95m x 3.94m	22'10" x 12'11"
Bedroom	4.50m x 3.59m	14'9" x 11'9"
Balcony	7.65m x 1.30m	25'1" x 4'3"
<b>Total</b>	<b>51.2 sqm</b>	<b>551 sqft</b>

03

## Level 03

### Apartment D10

Living/Dining/Kitchen	6.95m x 5.34m	22'9" x 17'6"
Bedroom	5.43m x 2.75m	17'10" x 9'0"
Balcony	3.00m x 1.55m	9'10" x 5'1"
<b>Total</b>	<b>59.4 sqm</b>	<b>639 sqft</b>

### Apartment D11

Living/Dining/Kitchen	5.58m x 4.42m	18'4" x 14'6"
Bedroom	4.16m x 2.97m	13'8" x 9'9"
Balcony	4.35m x 1.50m	14'3" x 4'11"
<b>Total</b>	<b>50.6 sqm</b>	<b>545 sqft</b>

### Apartment D12

Living/Dining/Kitchen	5.58m x 4.27m	18'4" x 14'0"
Bedroom	4.16m x 3.05m	13'8" x 10'0"
Balcony	4.35m x 1.50m	14'3" x 4'11"
<b>Total</b>	<b>51.2 sqm</b>	<b>551 sqft</b>

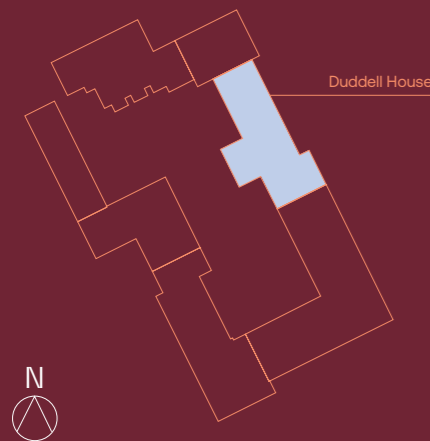
04

## Level 04

### Apartment D13

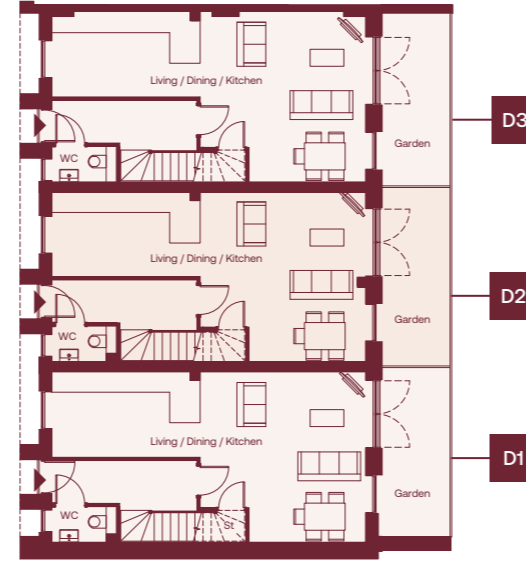
Living/Dining/Kitchen	6.95m x 5.34m	22'9" x 17'6"
Bedroom	5.43m x 2.75m	17'10" x 9'0"
Balcony	2.80m x 1.55m	9'2" x 5'1"
<b>Total</b>	<b>59.4 sqm</b>	<b>639 sqft</b>

## Site Plan



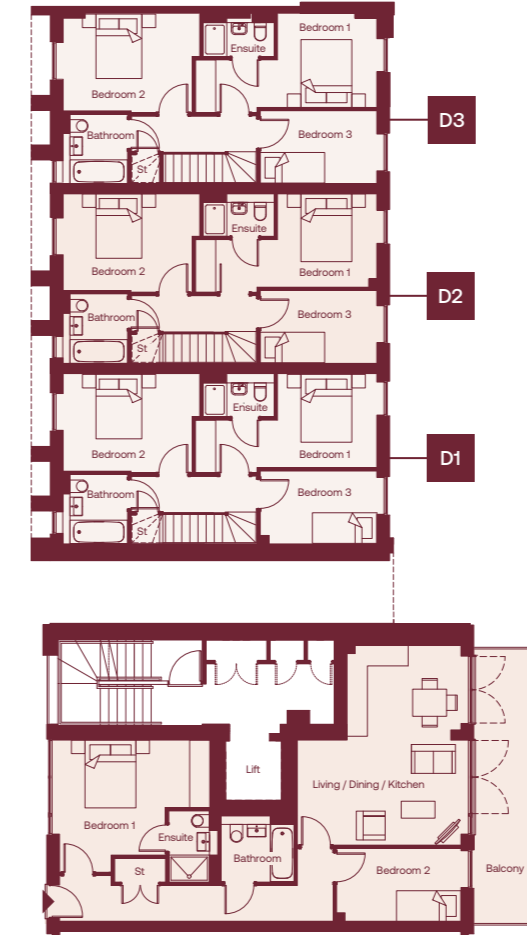
## Level 00

Duplex D1-D3



## Level 01

Duplex D1-D3 / Apartment D4



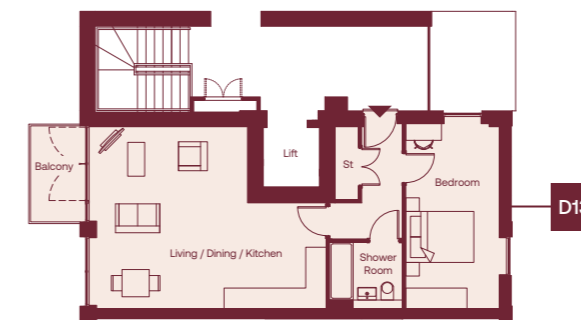
## Level 03

Apartments D10-D12



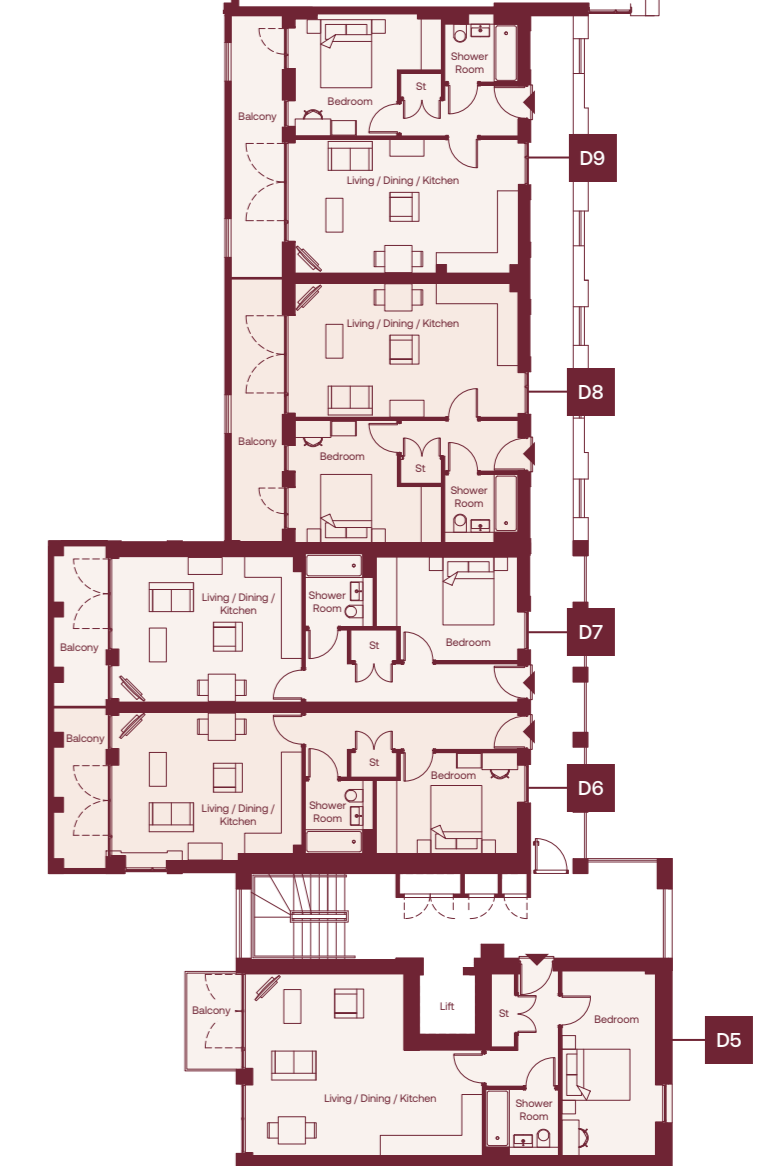
## Level 04

Apartments D13



## Level 02

Apartments D5-D9



# Edison House

Levels 01 - 02

Apartments E1 - E18

01

Level 01

Apartment E1	6.12m x 3.26m	20'1" x 10'8"
Living/Dining/Kitchen	4.79m x 2.76m	15'9" x 9'0"
Bedroom 1	3.57m x 3.06m	11'9" x 10'0"
Bedroom 2	12.15m x 1.80m	39'10" x 5'11"
Terrace 1	6.40m x 1.80m	21'0" x 5'11"
Terrace 2	69.7 sqm	750 sqft
<b>Total</b>		

Apartment E2	6.10m x 3.14m	20'0" x 10'4"
Living/Dining/Kitchen	4.79m x 2.76m	15'9" x 9'0"
Bedroom 1	3.67m x 3.61m	12'1" x 11'10"
Bedroom 2	6.35m x 1.80m	20'10" x 5'11"
Terrace	70 sqm	753 sqft
<b>Total</b>		

Apartment E3 / E6	5.10m x 4.48m	16'9" x 14'8"
Living/Dining/Kitchen	4.41m x 3.00m	14'6" x 9'10"
Bedroom	4.45m x 1.88m	14'7" x 6'2"
Terrace	52.6 sqm	566 sqft
<b>Total</b>		

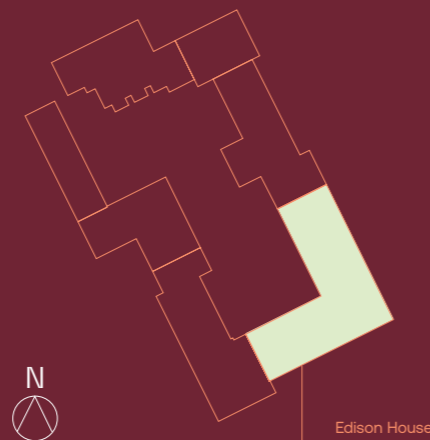
Apartment E4 / E5	5.10m x 4.48m	16'9" x 14'8"
Living/Dining/Kitchen	4.41m x 3.00m	14'6" x 9'10"
Bedroom 1	4.60m x 1.88m	15'1" x 6'2"
Terrace	52.6 sqm	566 sqft
<b>Total</b>		

Apartment E7	5.89m x 4.94m	19'4" x 16'2"
Living/Dining/Kitchen	4.35m x 2.89m	14'3" x 9'6"
Bedroom 1	3.20m x 2.92m	10'6" x 9'7"
Bedroom 2	3.16m x 3.06m	10'3" x 10'0"
Bedroom 3	10.40m x 1.75m	34'1" x 5'9"
Balcony	91.2 sqm	982 sqft
<b>Total</b>		

Apartment E8	6.04m x 5.96m	19'10" x 19'8"
Living/Dining/Kitchen	4.50m x 3.00m	14'9" x 9'10"
Bedroom 1	4.26m x 3.14m	14'0" x 10'4"
Bedroom 2	6.40m x 1.75m	21'0" x 5'9"
Balcony	75.4 sqm	812 sqft
<b>Total</b>		

Apartment E9	5.24m x 5.96m	17'2" x 19'8"
Living/Dining/Kitchen	4.50m x 3.00m	14'9" x 9'10"
Bedroom 1	4.30m x 2.36m	14'1" x 7'8"
Bedroom 2	5.45m x 1.75m	17'10" x 5'9"
Balcony	65.7 sqm	707 sqft
<b>Total</b>		

Site Plan



02

Level 02

Apartment E10	6.12m x 3.26m	20'1" x 10'8"
Living/Dining/Kitchen	4.79m x 2.76m	15'9" x 9'0"
Bedroom 1	3.57m x 3.06m	11'9" x 10'0"
Bedroom 2	6.30m x 1.65m	20'8" x 5'5"
Balcony	69.7 sqm	750 sqft
<b>Total</b>		

Apartment E11	6.10m x 3.14m	20'0" x 10'4"
Living/Dining/Kitchen	4.79m x 2.76m	15'9" x 9'0"
Bedroom 1	3.67m x 3.61m	12'1" x 11'10"
Bedroom 2	6.30m x 1.65m	20'8" x 5'5"
Balcony	70.0 sqm	753 sqft
<b>Total</b>		

Apartment E12 / E13 / E14 / E15	5.10m x 4.48m	16'9" x 14'8"
Living/Dining/Kitchen	4.41m x 3.00m	14'6" x 9'10"
Bedroom	2.70m x 1.55m	8'10" x 5'1"
Balcony	52.6 sqm	566 sqft
<b>Total</b>		

Apartment E16	7.02m x 4.63m	23'0" x 15'2"
Living/Dining/Kitchen	4.50m x 3.13m	14'9" x 10'3"
Bedroom	2.80m x 1.55m	9'2" x 5'1"
Balcony	61.4 sqm	661 sqft
<b>Total</b>		

Apartment E17	8.77m x 3.16m	28'9" x 10'5"
Living/Dining/Kitchen	4.39m x 2.76m	14'5" x 9'0"
Bedroom	2.80m x 1.55m	9'2" x 5'1"
Balcony	52.6 sqm	566 sqft
<b>Total</b>		

Apartment E18	7.60m x 4.24m	24'11" x 13'11"
Living/Dining/Kitchen	5.43m x 2.76m	17'10" x 9'0"
Bedroom 1	3.50m x 2.33m	11'6" x 7'8"
Bedroom 2	2.80m x 1.55m	9'2" x 5'1"
Balcony	65.5 sqm	706 sqft
<b>Total</b>		

Level 01

Apartments E1-E9



Level 02

Apartments E10-E18



# Edison House

Levels 03 – 05  
Apartments E19 – E40

## 03

Level 03			
<b>Apartment E19</b>			
Living/Dining/Kitchen	6.12m x 3.26m	20'1" x 10'8"	
Bedroom 1	4.79m x 2.76m	15'9" x 9'0"	
Bedroom 2	3.57m x 3.06m	11'9" x 10'0"	
Balcony	6.30m x 1.65m	20'8" x 5'4"	
<b>Total</b>	<b>69.7 sqm</b>	<b>760 sqft</b>	
<b>Apartment E20</b>			
Living/Dining/Kitchen	6.10m x 3.14m	20'0" x 10'4"	
Bedroom 1	4.79m x 2.76m	15'9" x 9'0"	
Bedroom 2	3.67m x 3.61m	12'1" x 11'0"	
Balcony	6.30m x 1.65m	20'8" x 5'4"	
<b>Total</b>	<b>70 sqm</b>	<b>753 sqft</b>	
<b>Apartment E21 / E22 / E23 / E24</b>			
Living/Dining/Kitchen	5.10m x 4.48m	16'9" x 14'8"	
Bedroom 1	4.41m x 3.00m	14'6" x 9'10"	
Balcony	2.70m x 1.55m	8'10" x 5'1"	
<b>Total</b>	<b>52.6 sqm</b>	<b>566 sqft</b>	
<b>Apartment E25</b>			
Living/Dining/Kitchen	7.02m x 4.63m	23'0" x 15'2"	
Bedroom	4.50m x 3.13m	14'9" x 10'3"	
Balcony	2.88m x 1.55m	9'5" x 5'1"	
<b>Total</b>	<b>61.4 sqm</b>	<b>661 sqft</b>	
<b>Apartment E26</b>			
Living/Dining/Kitchen	8.77m x 3.16m	28'9" x 10'5"	
Bedroom	4.39m x 2.76m	14'5" x 9'0"	
Balcony	2.88m x 1.55m	9'5" x 5'1"	
<b>Total</b>	<b>52.6 sqm</b>	<b>566 sqft</b>	
<b>Apartment E27</b>			
Living/Dining/Kitchen	7.60m x 4.24m	24'11" x 13'11"	
Bedroom 1	4.24m x 2.76m	13'11" x 9'0"	
Bedroom 2	3.50m x 2.33m	11'6" x 7'8"	
Balcony	2.95m x 1.55m	9'8" x 5'1"	
<b>Total</b>	<b>65.6 sqm</b>	<b>706 sqft</b>	

Site Plan



## 04

Level 04			
<b>Apartment E28</b>			
Living/Dining/Kitchen	6.12m x 3.26m	20'1" x 10'8"	
Bedroom 1	4.79m x 2.76m	15'9" x 9'0"	
Bedroom 2	3.57m x 3.06m	11'9" x 10'0"	
Balcony	6.30m x 1.65m	20'8" x 5'4"	
<b>Total</b>	<b>69.7 sqm</b>	<b>750 sqft</b>	
<b>Apartment E29</b>			
Living/Dining/Kitchen	6.10m x 3.14m	20'0" x 10'4"	
Bedroom 1	4.79m x 2.76m	15'9" x 9'0"	
Bedroom 2	3.67m x 3.61m	12'1" x 11'0"	
Balcony	6.30m x 1.65m	20'8" x 5'4"	
<b>Total</b>	<b>70 sqm</b>	<b>753 sqft</b>	
<b>Apartment E30 / E31 / E32 / E33</b>			
Living/Dining/Kitchen	5.10m x 4.48m	16'9" x 14'8"	
Bedroom	4.41m x 3.00m	14'6" x 9'10"	
Balcony	2.70m x 1.55m	8'10" x 5'1"	
<b>Total</b>	<b>52.6 sqm</b>	<b>566 sqft</b>	
<b>Apartment E34</b>			
Living/Dining/Kitchen	7.60m x 4.24m	24'11" x 13'11"	
Bedroom 1	4.24m x 2.76m	13'11" x 9'0"	
Bedroom 2	3.50m x 2.33m	11'6" x 7'8"	
Balcony	2.80m x 1.55m	9'2" x 5'1"	
<b>Total</b>	<b>65.6 sqm</b>	<b>706 sqft</b>	
<b>Level 05</b>			
<b>Apartment E35</b>			
Living/Dining/Kitchen	6.12m x 3.26m	20'1" x 10'8"	
Bedroom 1	4.79m x 2.76m	15'9" x 9'0"	
Bedroom 2	3.57m x 3.06m	11'9" x 10'0"	
Balcony	6.30m x 1.65m	20'8" x 5'4"	
<b>Total</b>	<b>69.7 sqm</b>	<b>750 sqft</b>	
<b>Apartment E36</b>			
Living/Dining/Kitchen	6.10m x 3.14m	20'0" x 10'4"	
Bedroom 1	4.79m x 2.76m	15'9" x 9'0"	
Bedroom 2	3.67m x 3.61m	12'1" x 11'0"	
Balcony	6.30m x 1.65m	20'8" x 5'4"	
<b>Total</b>	<b>70 sqm</b>	<b>753 sqft</b>	
<b>Apartment E37 / E38 / E39 / E40</b>			
Living/Dining/Kitchen	5.10m x 4.48m	16'9" x 14'8"	
Bedroom	4.41m x 3.00m	14'6" x 9'10"	
Balcony	2.70m x 1.55m	8'10" x 5'1"	
<b>Total</b>	<b>52.6 sqm</b>	<b>566 sqft</b>	



Computer generated image – indicative only.

## Level 03 Apartments E19-E27



## Level 04 Apartments E28-E34



## Level 05 Apartments E35-E40



# Faraday House

Levels 01 - 03

Apartments F1 - F18

## 01

Level 01

Apartment F1	9.66m x 3.27m	31'8" x 10'9"
Living/Dining/Kitchen	5.82m x 2.75m	19'1" x 9'0"
Bedroom	6.30m x 1.62m	20'8" x 5'3"
Terrace		
<b>Total</b>	<b>61.7 sqm</b>	<b>664 sqft</b>

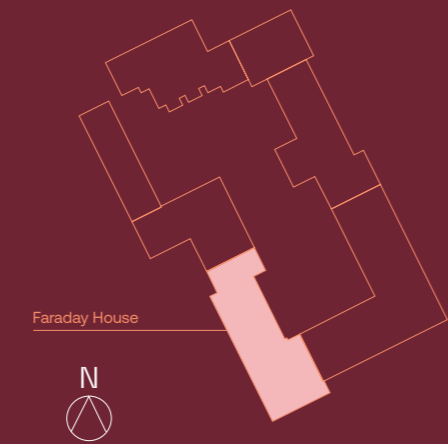
Apartment F2 / F3	5.92m x 3.88m	19'5" x 12'9"
Living/Dining/Kitchen	4.67m x 2.90m	15'4" x 9'6"
Bedroom 1	4.07m x 2.14m	13'4" x 7'0"
Bedroom 2	6.30m x 1.62m	20'8" x 5'3"
Terrace		
<b>Total</b>	<b>64.1 sqm</b>	<b>690 sqft</b>

Apartment F4	7.17m x 3.29m	23'6" x 10'9"
Living/Dining/Kitchen	4.14m x 3.00m	13'7" x 9'10"
Bedroom 1	4.03m x 2.06m	13'3" x 6'9"
Bedroom 2	5.35m x 1.95m	17'7" x 6'5"
Terrace		
<b>Total</b>	<b>64.3 sqm</b>	<b>692 sqft</b>

Apartment F5	7.27m x 6.02m	23'10" x 19'9"
Living/Dining/Kitchen	4.82m x 3.09m	15'10" x 10'2"
Bedroom	6.30m x 1.62m	20'8" x 5'4"
Terrace		
<b>Total</b>	<b>63.7 sqm</b>	<b>686 sqft</b>

Apartment F6	6.02m x 5.84m	19'9" x 19'2"
Living/Dining/Kitchen	4.83m x 3.00m	15'10" x 9'10"
Bedroom 1	4.83m x 2.90m	15'10" x 9'6"
Bedroom 2	4.83m x 2.17m	15'10" x 7'2"
Bedroom 3	6.30m x 1.62m	20'8" x 5'4"
Terrace		
<b>Total</b>	<b>89.1 sqm</b>	<b>959 sqft</b>

Site Plan



## 02

Level 02

Apartment F7 / F8 / F9	8.66m x 3.27m	28'5" x 10'9"
Living/Dining/Kitchen	4.44m x 2.75m	14'7" x 9'0"
Bedroom	5.90m x 1.50m	19'4" x 4'11"
Balcony		
<b>Total</b>	<b>53.3 sqm</b>	<b>574 sqft</b>

Apartment F10	7.17m x 3.43m	23'6" x 11'3"
Living/Dining/Kitchen	4.14m x 3.00m	13'7" x 9'10"
Bedroom 1	3.98m x 2.07m	13'1" x 6'9"
Bedroom 2	3.38m x 1.55m	11'1" x 5'1"
Balcony		
<b>Total</b>	<b>64.4 sqm</b>	<b>693 sqft</b>

Apartment F11	8.66m x 3.27m	28'5" x 10'9"
Living/Dining/Kitchen	4.44m x 2.75m	14'7" x 9'0"
Bedroom	5.90m x 1.50m	19'4" x 4'11"
Balcony		
<b>Total</b>	<b>53.3 sqm</b>	<b>574 sqft</b>

Apartment F12	6.02m x 4.77m	19'9" x 15'8"
Living/Dining/Kitchen	4.91m x 3.12m	16'1" x 10'3"
Bedroom 1	4.91m x 2.17m	16'1" x 7'2"
Bedroom 2	4.91m x 2.17m	16'1" x 7'2"
Bedroom 3	4.91m x 2.17m	16'1" x 7'2"
Balcony	5.90m x 1.50m	19'4" x 4'11"
<b>Total</b>	<b>77.4 sqm</b>	<b>833 sqft</b>

## 03

Level 03

Apartment F13 / F14 / F15	8.66m x 3.27m	28'5" x 10'9"
Living/Dining/Kitchen	4.44m x 2.75m	14'7" x 9'0"
Bedroom	5.90m x 1.50m	19'4" x 4'11"
Balcony		
<b>Total</b>	<b>53.3 sqm</b>	<b>574 sqft</b>

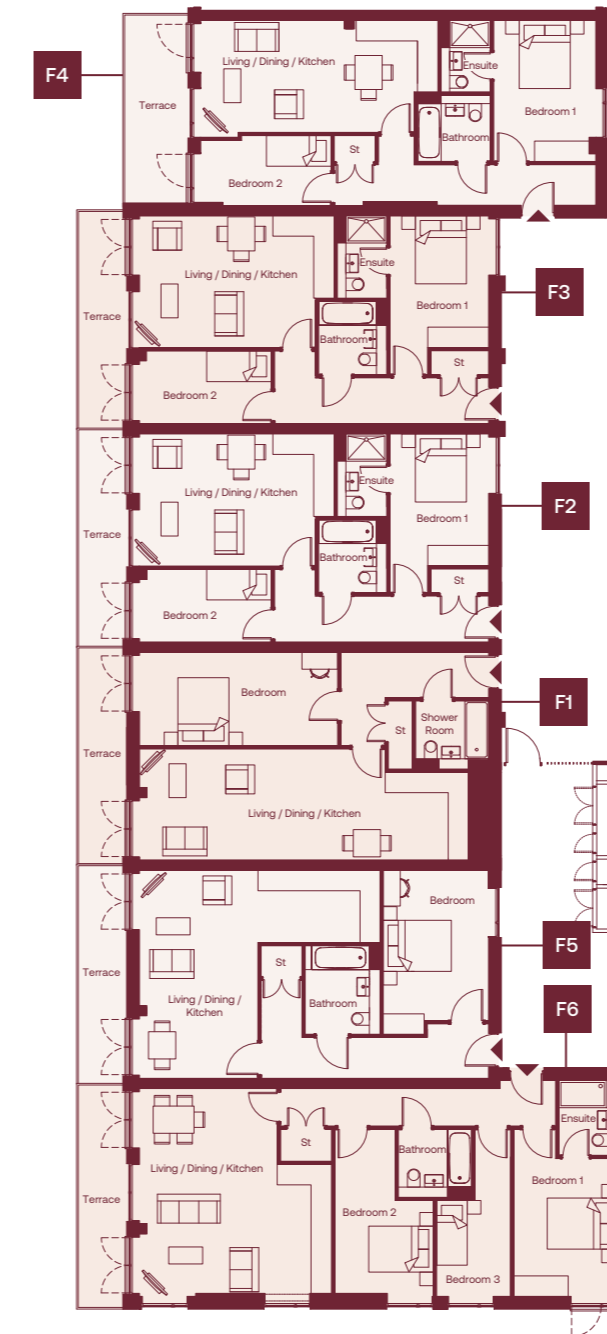
Apartment F16	7.17m x 3.43m	23'6" x 11'3"
Living/Dining/Kitchen	4.14m x 3.00m	13'7" x 9'10"
Bedroom 1	3.98m x 2.07m	13'1" x 6'9"
Bedroom 2	3.38m x 1.55m	11'1" x 5'1"
Balcony		
<b>Total</b>	<b>64.4 sqm</b>	<b>693 sqft</b>

Apartment F17	8.66m x 3.27m	28'5" x 10'9"
Living/Dining/Kitchen	4.44m x 2.75m	14'7" x 9'0"
Bedroom	5.90m x 1.50m	19'4" x 4'11"
Balcony		
<b>Total</b>	<b>53.3 sqm</b>	<b>574 sqft</b>

Apartment F18	6.02m x 4.77m	19'9" x 15'8"
Living/Dining/Kitchen	4.91m x 3.12m	16'1" x 10'3"
Bedroom 1	4.91m x 2.17m	16'1" x 7'2"
Bedroom 2	4.91m x 2.17m	16'1" x 7'2"
Bedroom 3	4.91m x 2.17m	16'1" x 7'2"
Balcony	5.90m x 1.50m	19'4" x 4'11"
<b>Total</b>	<b>77.4 sqm</b>	<b>833 sqft</b>

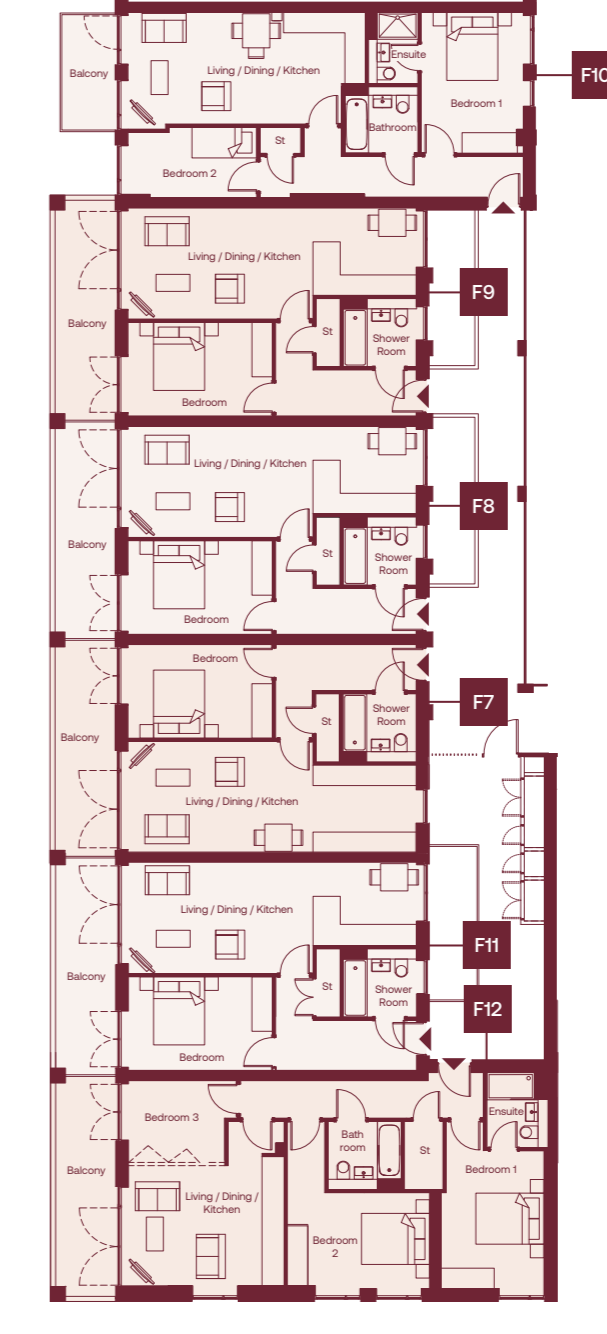
### Block F / Level 01

Apartments F1-F6



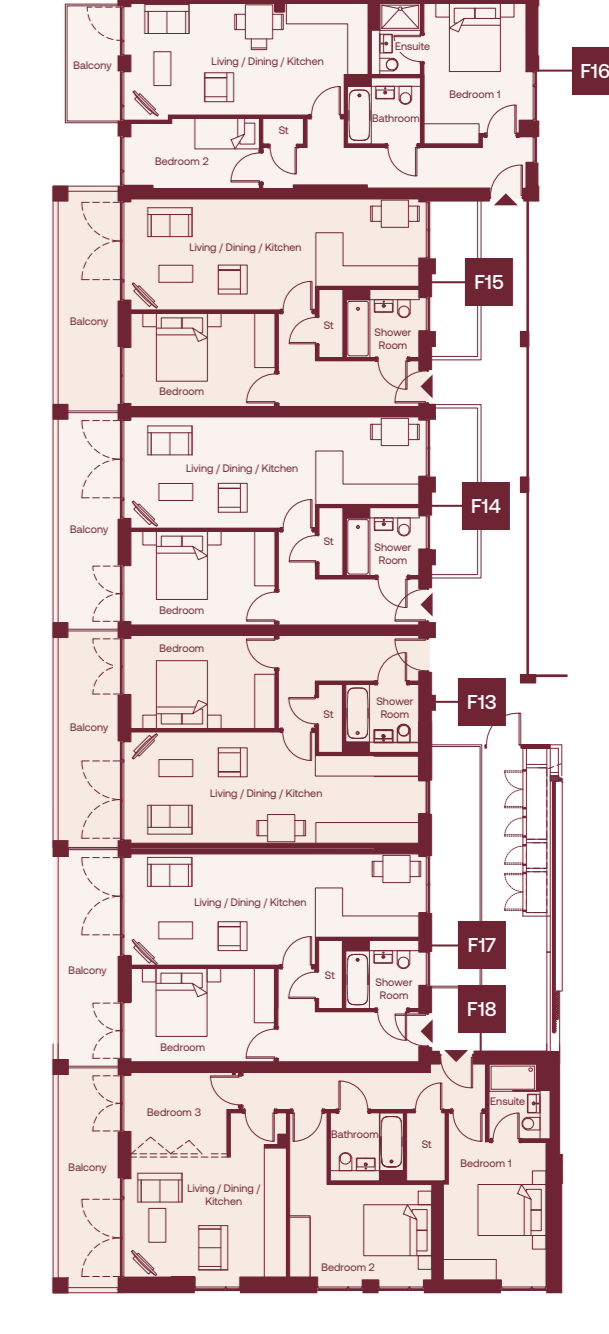
### Block F / Level 02

Apartments F7-F12



### Block F / Level 03

Apartments F13-F18



# Goode House

Levels 00 – 03

Houses G1 – G3

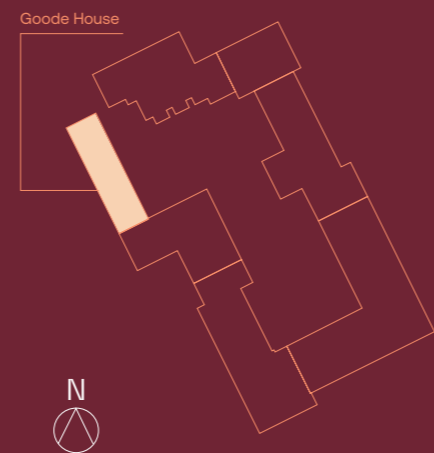
00	Levels 00-03		
01	House G1 / G2		
02	Living/Dining/Kitchen	6.78m x 5.60m	22'3" x 18'4"
	Terrace	6.80m x 5.50m	22'4" x 18'1"
	Bedroom 1	4.53m x 3.56m	14'11" x 11'8"
	Bedroom 2	4.52m x 3.06m	14'10" x 10'1"
	Bedroom 3	4.10m x 2.43m	13'5" x 8'0"
	Roof terrace	6.80m x 1.45m	22'4" x 4'9"
	Garden	5.95m x 2.65m	19'6" x 8'8"
03	Total	116 sqm	1249 sqft

00	Levels 00-03		
01	House G3		
02	Living/Dining/Kitchen	6.78m x 5.60m	22'3" x 18'4"
	Terrace	6.80m x 5.50m	22'4" x 18'1"
	Bedroom 1	4.53m x 3.56m	14'11" x 11'8"
	Bedroom 2	4.52m x 3.06m	14'10" x 10'1"
	Bedroom 3	4.10m x 2.43m	13'5" x 8'0"
	Roof terrace	6.80m x 1.45m	22'4" x 4'9"
	Garden	4.45m x 1.8m	19'6" x 8'8"
03	Total	116 sqm	1249 sqft



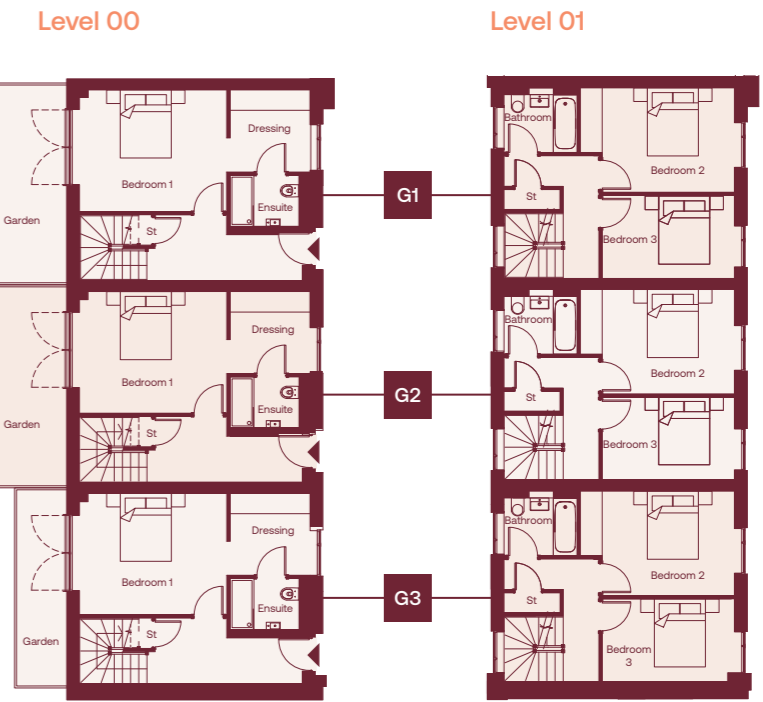
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## Site Plan



## Level 00 & 01

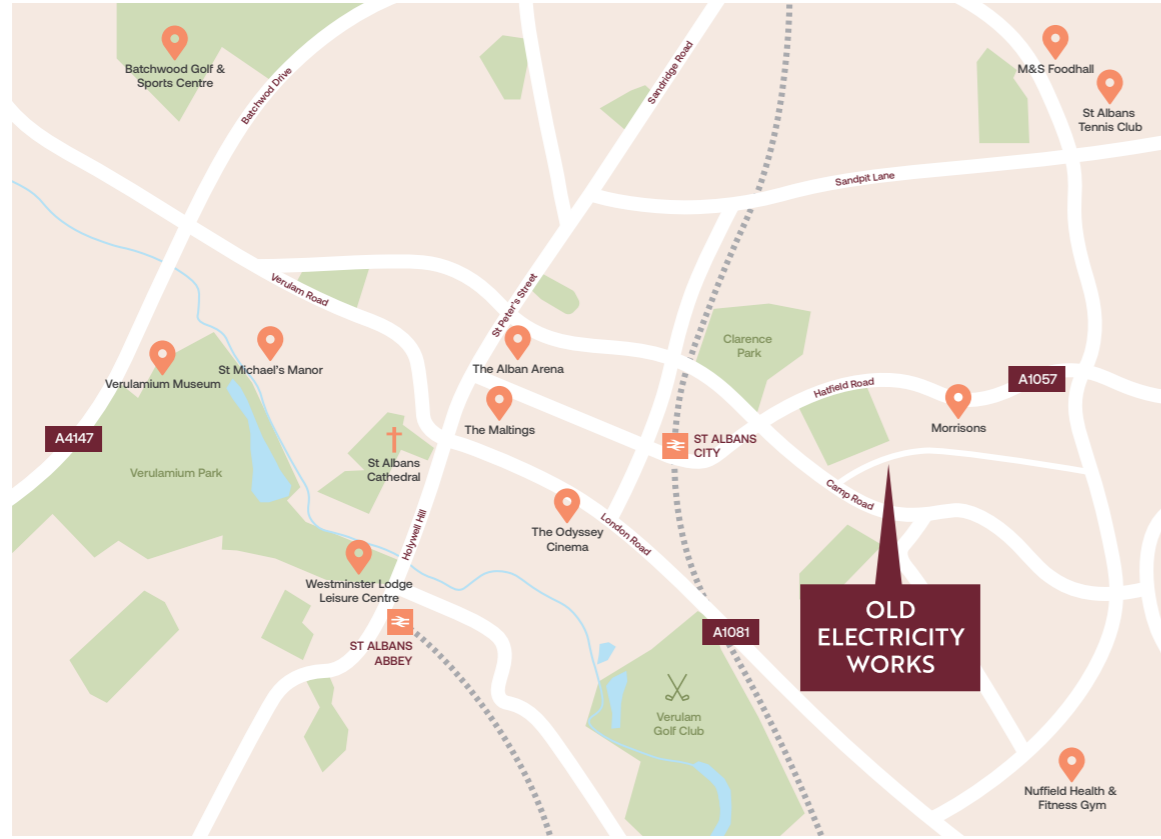
Houses G1-G3



## Level 02 & 03

Houses G1-G3





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 St Albans  
 Hertfordshire  
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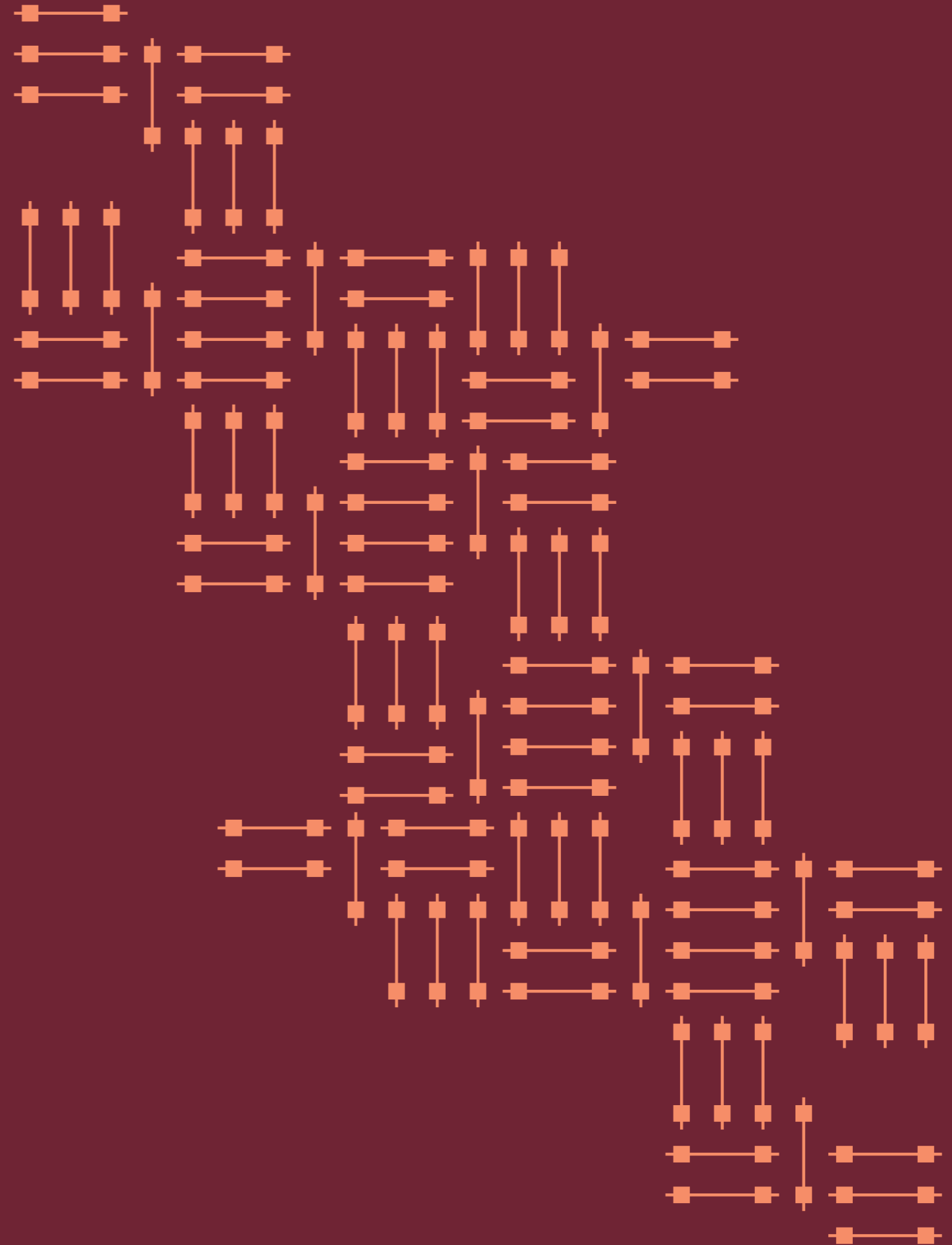
[herts@lanesexclusivehomes.co.uk](mailto:herts@lanesexclusivehomes.co.uk)  
[lanesexclusivehomes.co.uk](http://lanesexclusivehomes.co.uk)

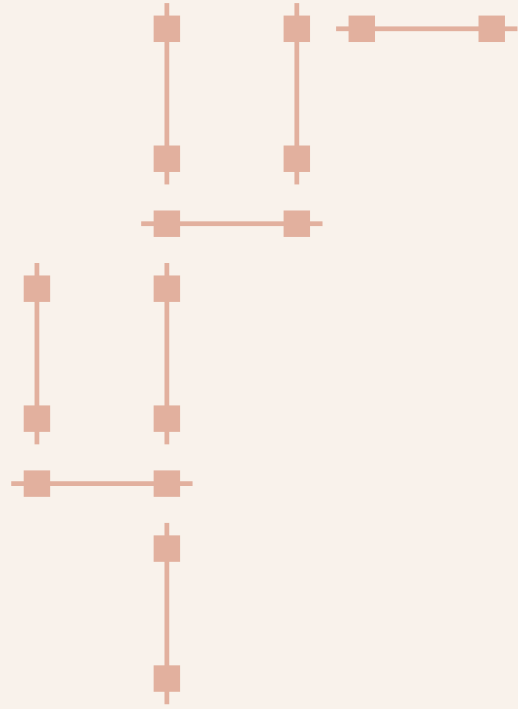


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