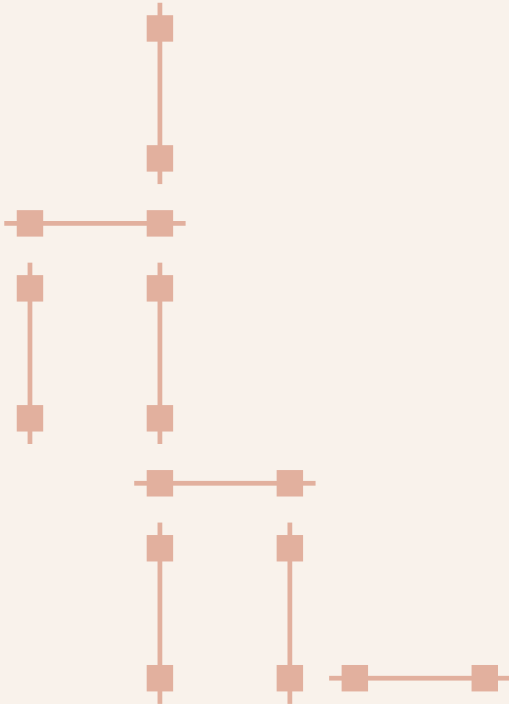
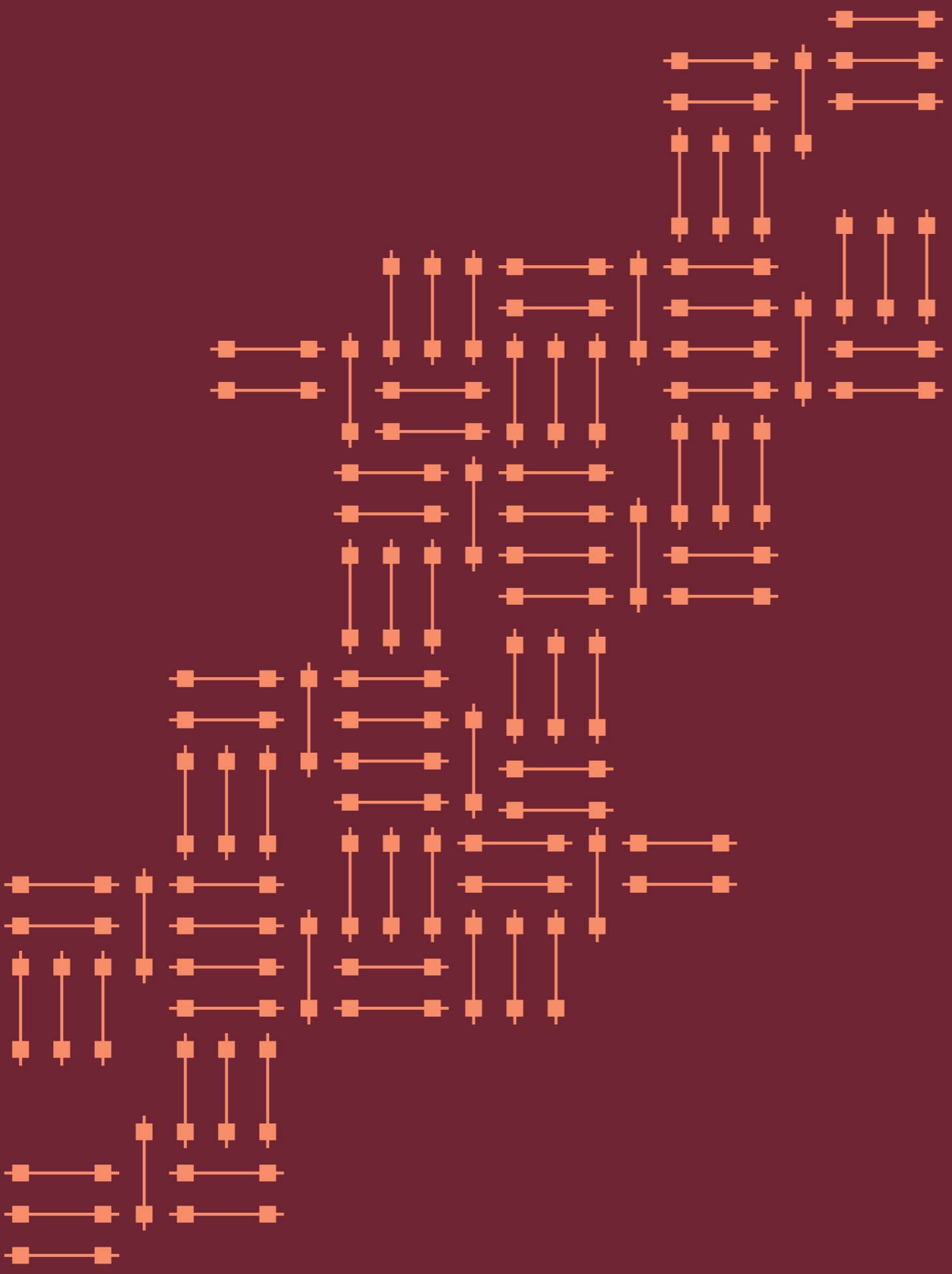


OLD
ELECTRICITY
WORKS

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 image – 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.

- Armstrong House**
Apartments A6 – A8
1 & 2 bedroom apartments
- Faraday House**
Apartments F1 – F18
1, 2 & 3 bedroom apartments
- Edison House**
Apartments E1 – E40
1, 2 & 3 bedroom apartments
- Brush House**
Apartments B1 – B17
1, 2 & 3 bedroom apartments
- Goode House**
Houses G1 – G3
3 bedroom houses
- Duddell House**
Apartments D1 – D13
1, 2 & 3 bedroom apartments
- Clarke House**
Apartments C1 – C6
1 & 2 bedroom apartments



- 17 Charge Points
- 17 Future Charge Points

Armstrong House

Apartments A6 – A8

02

Level 02

Apartment A6

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"
Total	70.4 sqm	758 sqft

Apartment A7

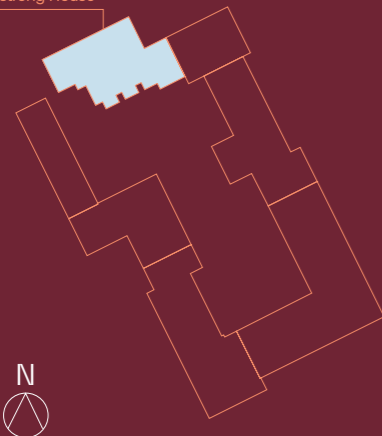
Living/Dining/Kitchen	5.33m x 4.87m	17'6" x 16'0"
Bedroom	3.40m x 3.45m	11'2" x 11'4"
Balcony	5.10m x 3.00m	16'9" x 9'10"
Total	52.4 sqm	564 sqft

Apartment A8

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"
Total	52.4 sqm	564 sqft

Site Plan

Armstrong House



Level 02 Apartments A6–A8



Brush House

Levels 01 – 05

Apartments B1 – B17

01

Level 01			
Apartment B1			
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"	
Total	91.1 sqm	981 sqft	

Apartment B2			
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"	
Total	88.9 sqm	957 sqft	

Apartment B3			
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"	
Total	57.7 sqm	621 sqft	

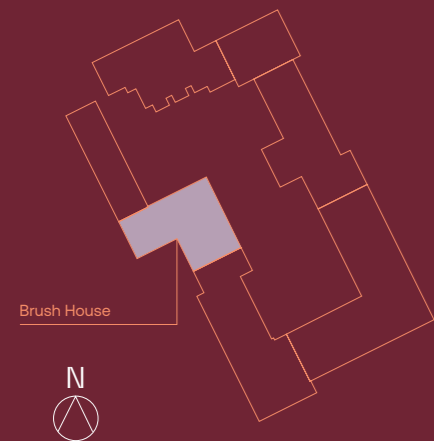
02

Level 02			
Apartment B4			
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"	
Total	91.7 sqm	987 sqft	

Apartment B5			
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"	
Total	88.9 sqm	957 sqft	

Apartment B6			
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"	
Total	58.0 sqm	624 sqft	

Site Plan



03

Level 03			
Apartment B7			
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"	
Total	50.8 sqm	547 sqft	

Apartment B8			
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"	
Total	57.6 sqm	620 sqft	

Apartment B9			
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"	
Total	51.2 sqm	551 sqft	

04

Level 04			
Apartment B10			
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"	
Total	50.8 sqm	547 sqft	

Apartment B11			
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"	
Total	54.1 sqm	582 sqft	

Apartment B12			
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"	
Total	51.4 sqm	553 sqft	

Apartment B13			
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"	
Total	69.2 sqm	745 sqft	

05

Level 05			
Apartment B14			
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"	
Total	69.2 sqm	745 sqft	

Apartment B15			
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	4.60m x 1.55m	15'1" x 5'1"	
Total	54.1 sqm	582 sqft	

Apartment B16			
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"	
Total	51.8 sqm	555 sqft	

Apartment B17			
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"	
Total	50.8 sqm	547 sqft	

Level 01

Apartments B1-B3



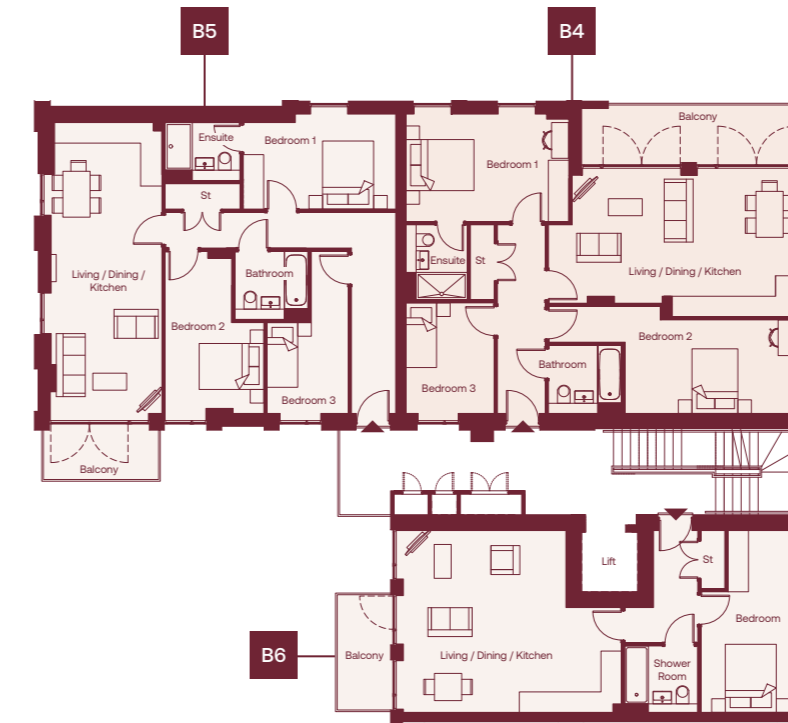
Level 04

Apartments B10-B13



Level 02

Apartments B4-B6



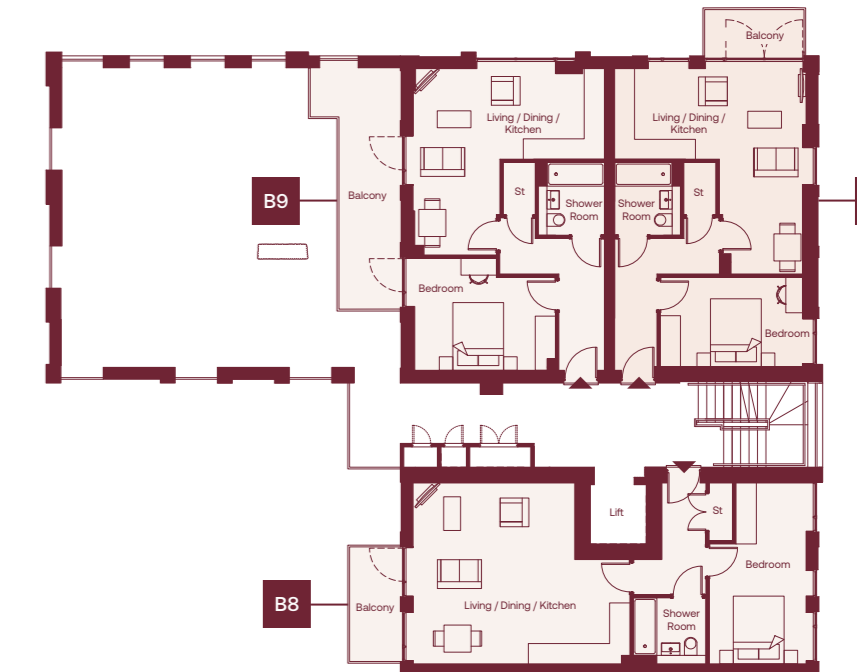
Level 05

Apartments B14-B17



Level 03

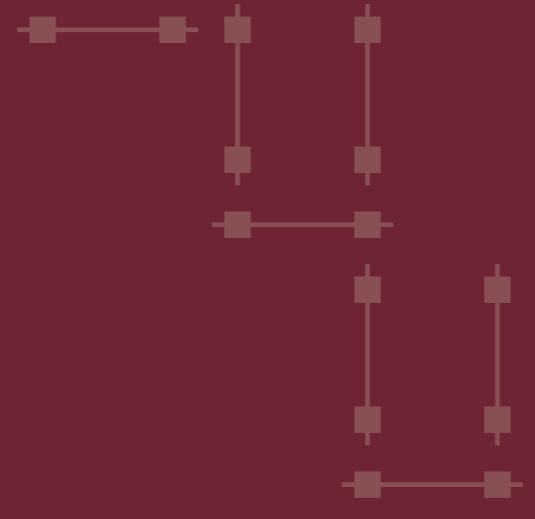
Apartments B7-B9



Clarke House

Levels 01 – 03

Apartments C1 – C6



Computer generated image – indicative only.

01

Level 01

Apartment C1

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"
Total	56.9 sqm	612 sqft

Apartment C2

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"
Total	73.1 sqm	787 sqft

02

Level 02

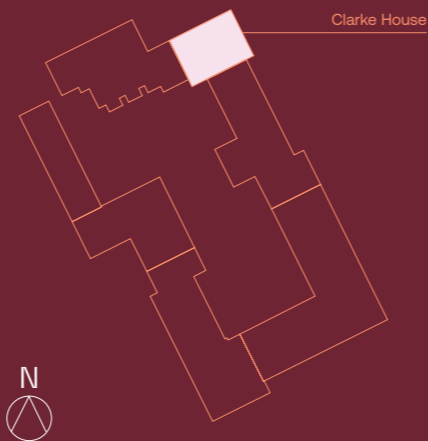
Apartment C3

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"
Total	58.5 sqm	630 sqft

Apartment C4

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"
Total	56.6 sqm	609 sqft

Site Plan



03

Level 03

Apartment C5

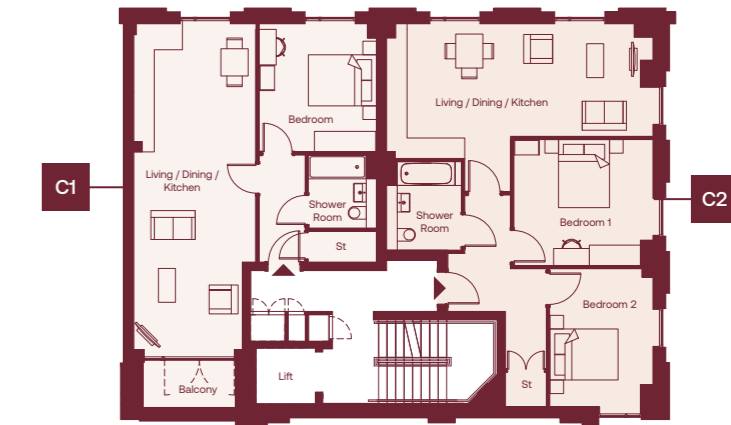
Living/Dining/Kitchen	6.69m x 4.63m	21'11" x 15'2"
Bedroom	4.63m x 3.00m	15'2" x 9'10"
Total	58.5 sqm	630 sqft

Apartment C6

Living/Dining/Kitchen	6.46m x 5.98m	21'2" x 19'7"
Bedroom	3.51m x 4.05m	11'6" x 13'3"
Total	56.6 sqm	609 sqft

Level 01

Apartments C1–C2



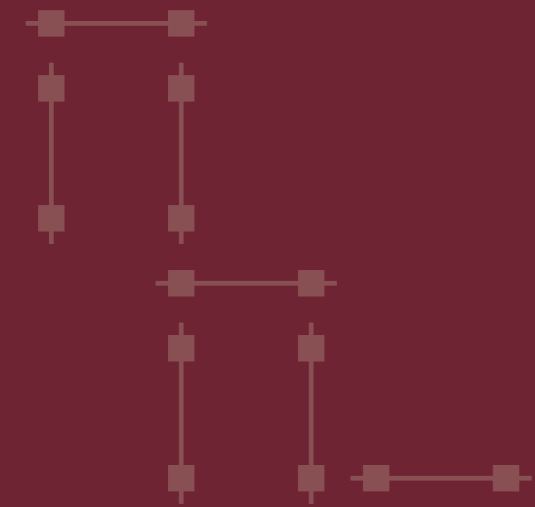
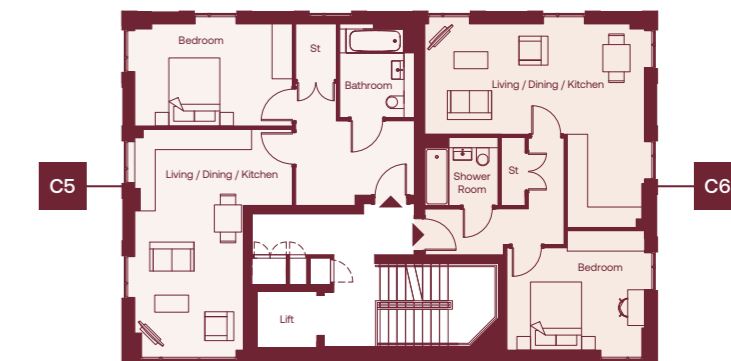
Level 02

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"
Total	94.4 sqm	1016 sqft

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"
Total	94.4 sqm	1016 sqft

*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"
Total	69 sqm	743 sqft

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"
Total	58.8 sqm	633 sqft

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"
Total	50.6 sqm	545 sqft

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"
Total	51.2 sqm	551 sqft

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"
Total	51.2 sqm	551 sqft

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"
Total	59.4 sqm	639 sqft

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"
Total	50.6 sqm	545 sqft

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"
Total	51.2 sqm	551 sqft

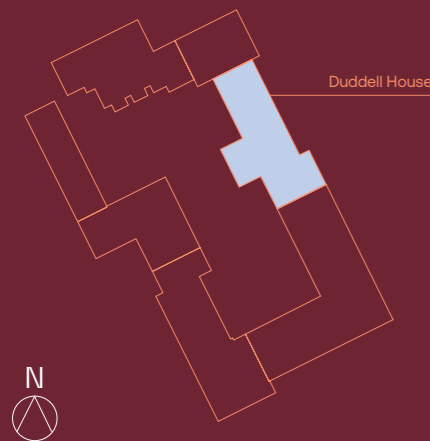
04

Level 04

Apartment D13

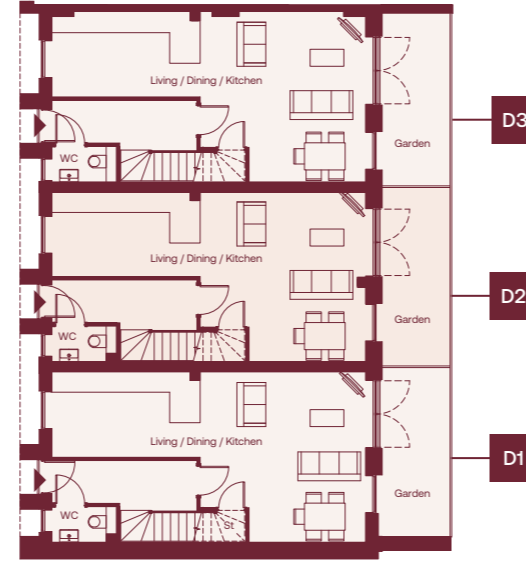
Living/Dining/Kitchen	6.95m x 5.34m	22'9" x 17'6"
Bedroom	5.43m x 2.75m	17'10" x 9'0"
Balcony	2.80m x 1.55m	9'2" x 5'1"
Total	59.4 sqm	639 sqft

Site Plan



Level 00

Duplex D1-D3



Level 01

Duplex D1-D3 / Apartment D4



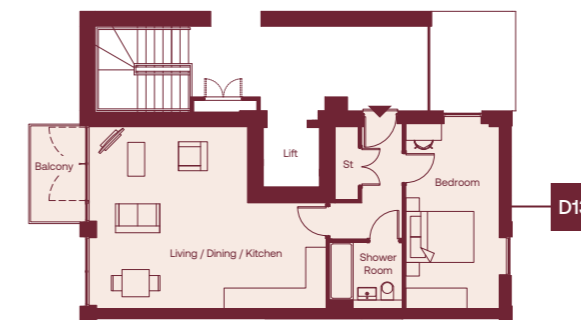
Level 03

Apartments D10-D12



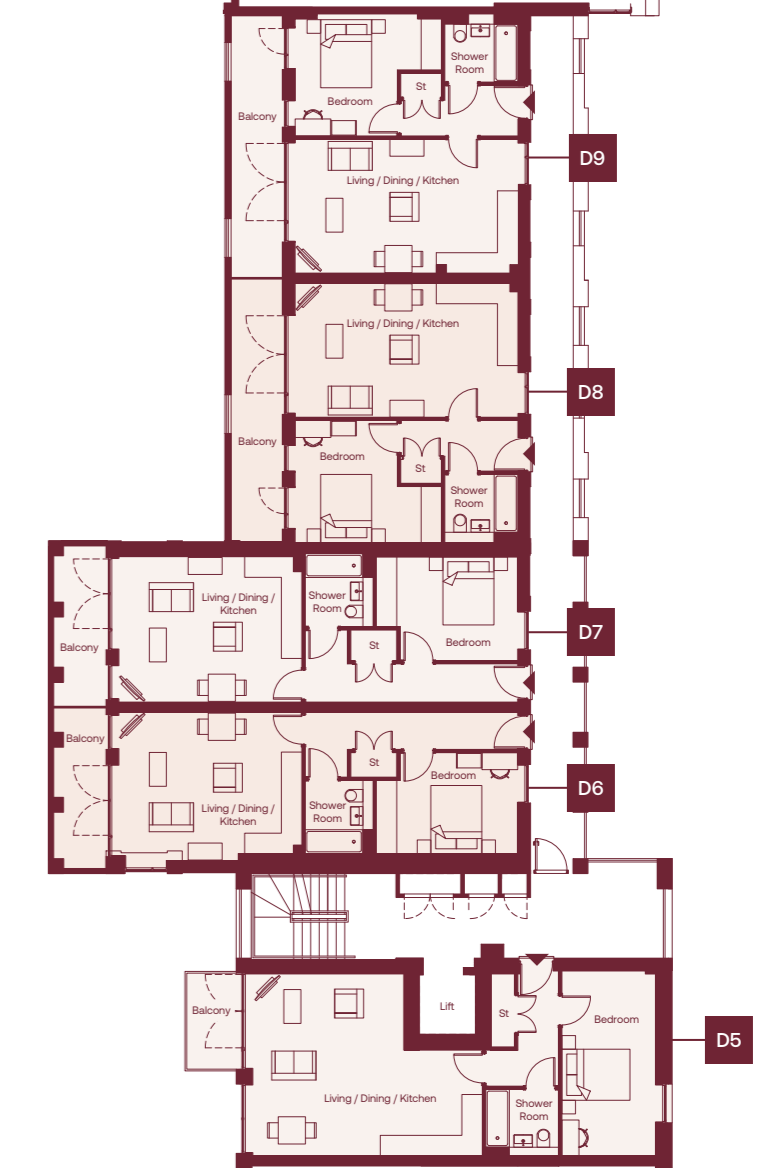
Level 04

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	6.97 sqm	750 sqft
Total		

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
Total		

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
Total		

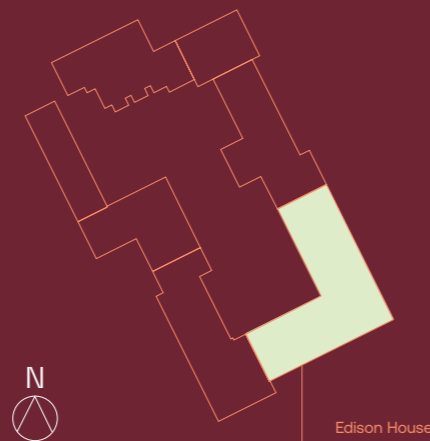
Apartment E4 / E5	5.10m x 4.48m	16'9" x 14'8"
Living/Dining/Kitchen	4.41m x 3.00m	14'6" x 9'10"
Bedroom 1	4.60m x 1.88m	15'1" x 6'2"
Terrace	52.6 sqm	566 sqft
Total		

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
Total		

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
Total		

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
Total		

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
Total		

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
Total		

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
Total		

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
Total		

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
Total		

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
Total		

Level 01

Apartments E1-E9



Level 02

Apartments E10-E18



Computer generated image – indicative only.

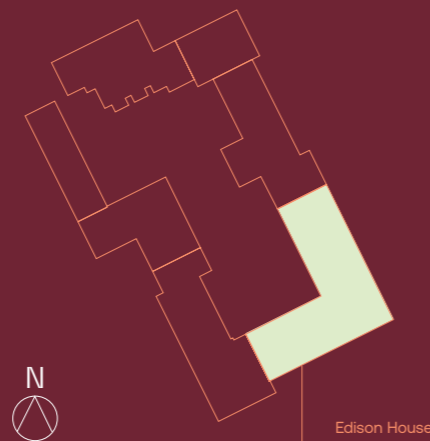
Edison House

Levels 03 – 05
Apartments E19 – E40

03

Level 03			
Apartment E19	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"
	Total	69.7 sqm	750 sqft
Apartment E20	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"
	Total	70 sqm	753 sqft
Apartment E21 / E22 / E23 / E24	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"
	Total	52.6 sqm	566 sqft
Apartment E25	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"
	Total	61.4 sqm	661 sqft
Apartment E26	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"
	Total	52.6 sqm	566 sqft
Apartment E27	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"
	Total	65.6 sqm	706 sqft

Site Plan



04

Level 04			
Apartment E28	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"
	Total	69.7 sqm	750 sqft
Apartment E29	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"
	Total	70 sqm	753 sqft
Apartment E30 / E31 / E32 / E33	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"
	Total	52.6 sqm	566 sqft
Apartment E34	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"
	Total	65.6 sqm	706 sqft

05

Level 05			
Apartment E35	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"
	Total	69.7 sqm	750 sqft
Apartment E36	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"
	Total	70 sqm	753 sqft
Apartment E37 / E38 / E39 / E40	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"
	Total	52.6 sqm	566 sqft

Level 03

Apartments E19-E27



Level 04

Apartments E28-E34



Level 05

Apartments E35-E40



Computer generated image – indicative only.

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		
Total	61.7 sqm	664 sqft

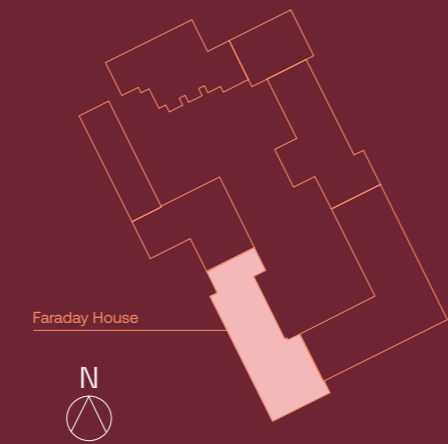
Apartment F2 / F3	5.92m x 3.88m	19'5" x 12'9"
Living/Dining/Kitchen	4.67m x 2.90m	15'4" x 9'6"
Bedroom 1	4.07m x 2.14m	13'4" x 7'0"
Bedroom 2	6.30m x 1.62m	20'8" x 5'3"
Terrace		
Total	64.1 sqm	690 sqft

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	5.36m x 1.95m	17'7" x 6'5"
Terrace		
Total	64.3 sqm	692 sqft

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 5'3"
Terrace		
Total	63.7 sqm	686 sqft

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 5'3"
Terrace		
Total	89.1 sqm	959 sqft

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		
Total	53.3 sqm	574 sqft

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		
Total	64.4 sqm	693 sqft

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		
Total	53.3 sqm	574 sqft

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	5.90m x 1.50m	19'4" x 4'11"
Balcony		
Total	77.4 sqm	833 sqft

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		
Total	53.3 sqm	574 sqft

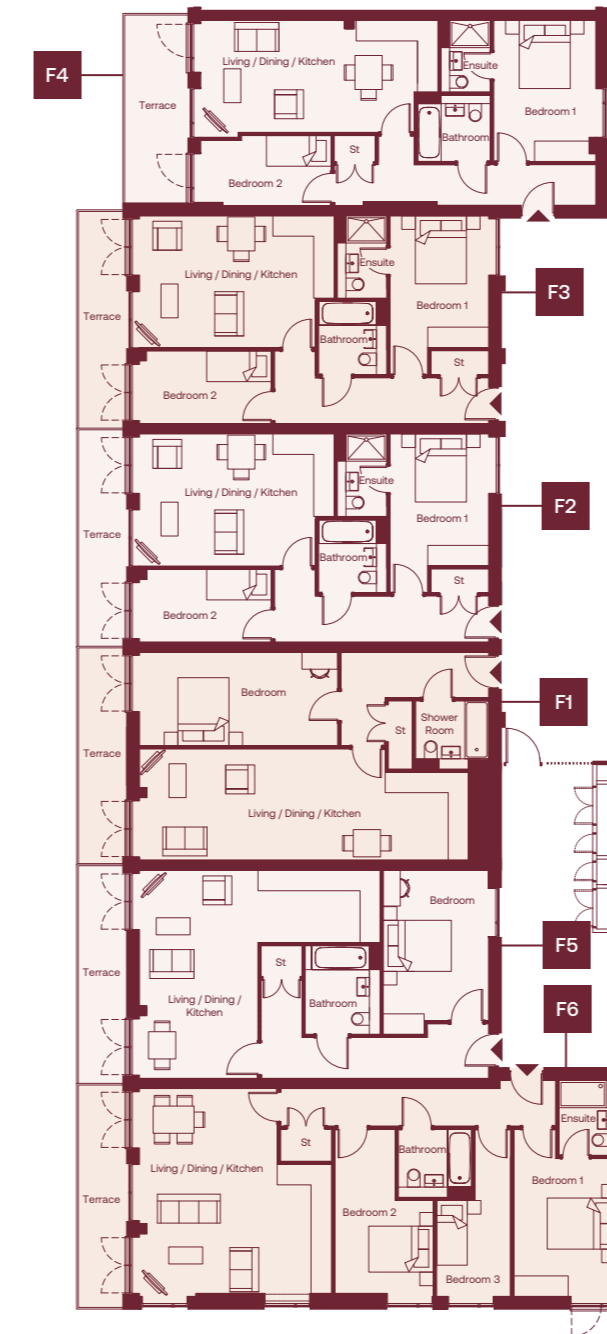
Apartment F16	7.17m x 3.43m	23'6" x 11'3"
Living/Dining/Kitchen	4.14m x 3.00m	13'7" x 9'10"
Bedroom 1	3.98m x 2.07m	13'1" x 6'9"
Bedroom 2	3.38m x 1.55m	11'1" x 5'1"
Balcony		
Total	64.4 sqm	693 sqft

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		
Total	53.3 sqm	574 sqft

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	5.90m x 1.50m	19'4" x 4'11"
Balcony		
Total	77.4 sqm	833 sqft

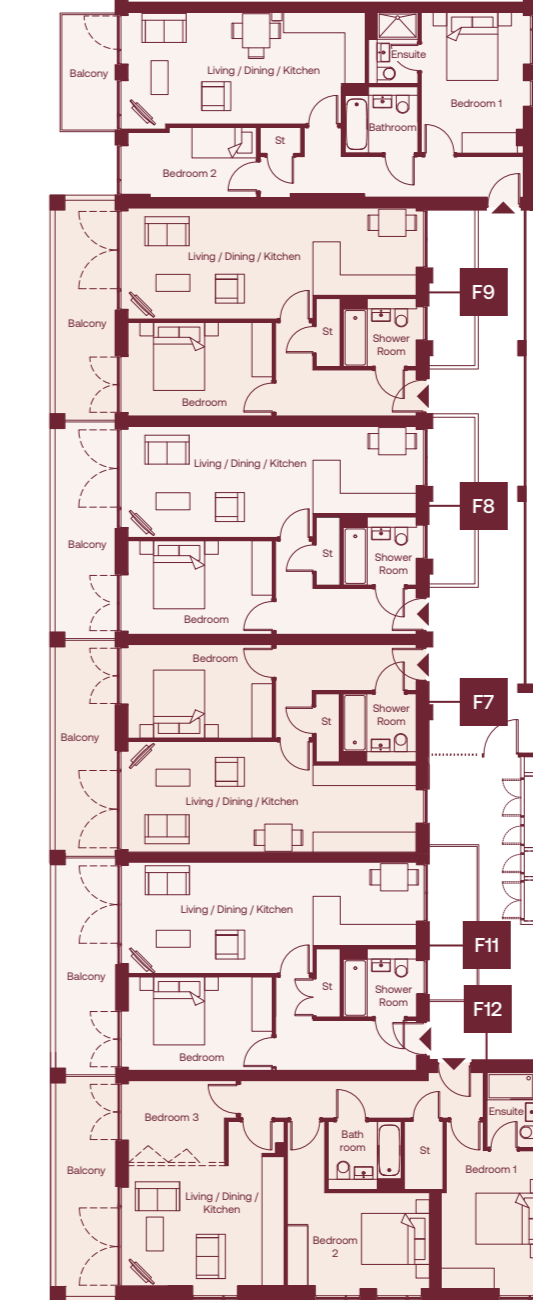
Block F / Level 01

Apartments F1-F6



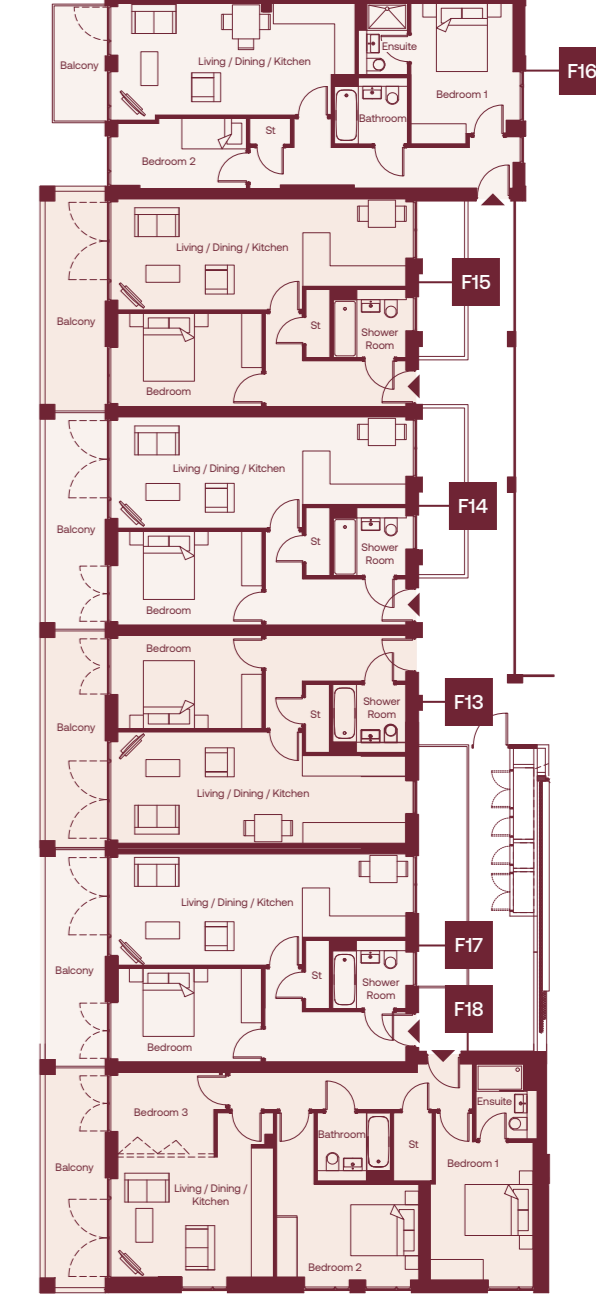
Block F / Level 02

Apartments F7-F12



Block F / Level 03

Apartments F13-F18



Computer generated image - indicative only.

Goode House

Levels 00 – 03

Houses G1 – G3

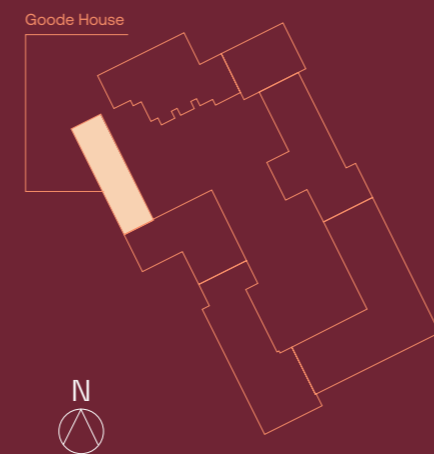
00	Levels 00-03		
01	House G1 / G2		
02	Living/Dining/Kitchen	6.78m x 5.60m	22'3" x 18'4"
	Terrace	6.80m x 5.50m	22'4" x 18'1"
	Bedroom 1	4.53m x 3.56m	14'11" x 11'8"
	Bedroom 2	4.52m x 3.06m	14'10" x 10'1"
	Bedroom 3	4.10m x 2.43m	13'5" x 8'0"
	Roof terrace	6.80m x 1.45m	22'4" x 4'9"
	Garden	5.95m x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



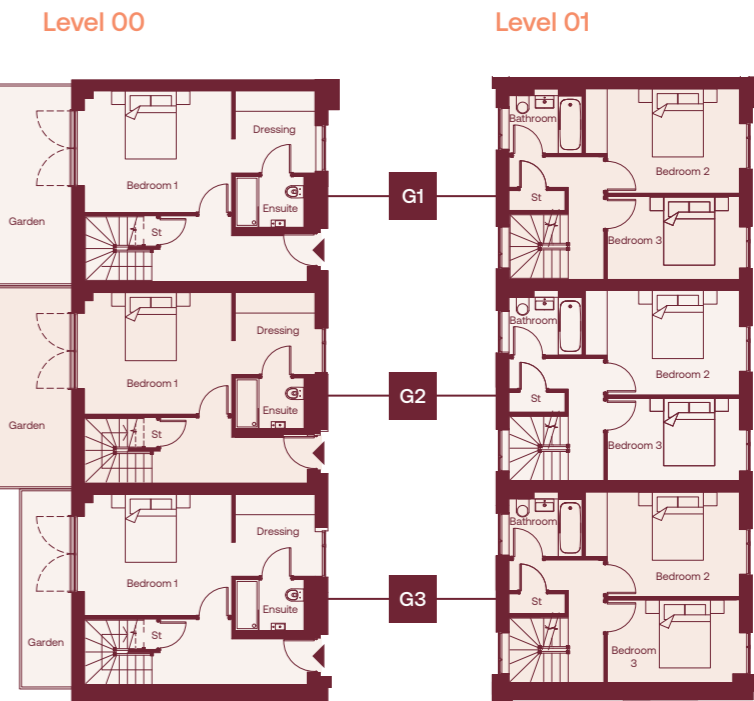
Computer generated image – indicative only.

Site Plan



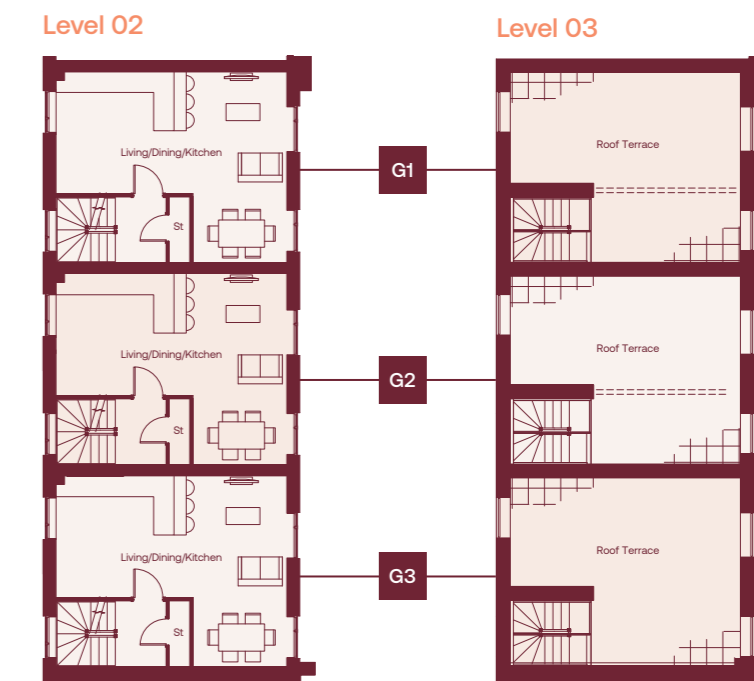
Level 00 & 01

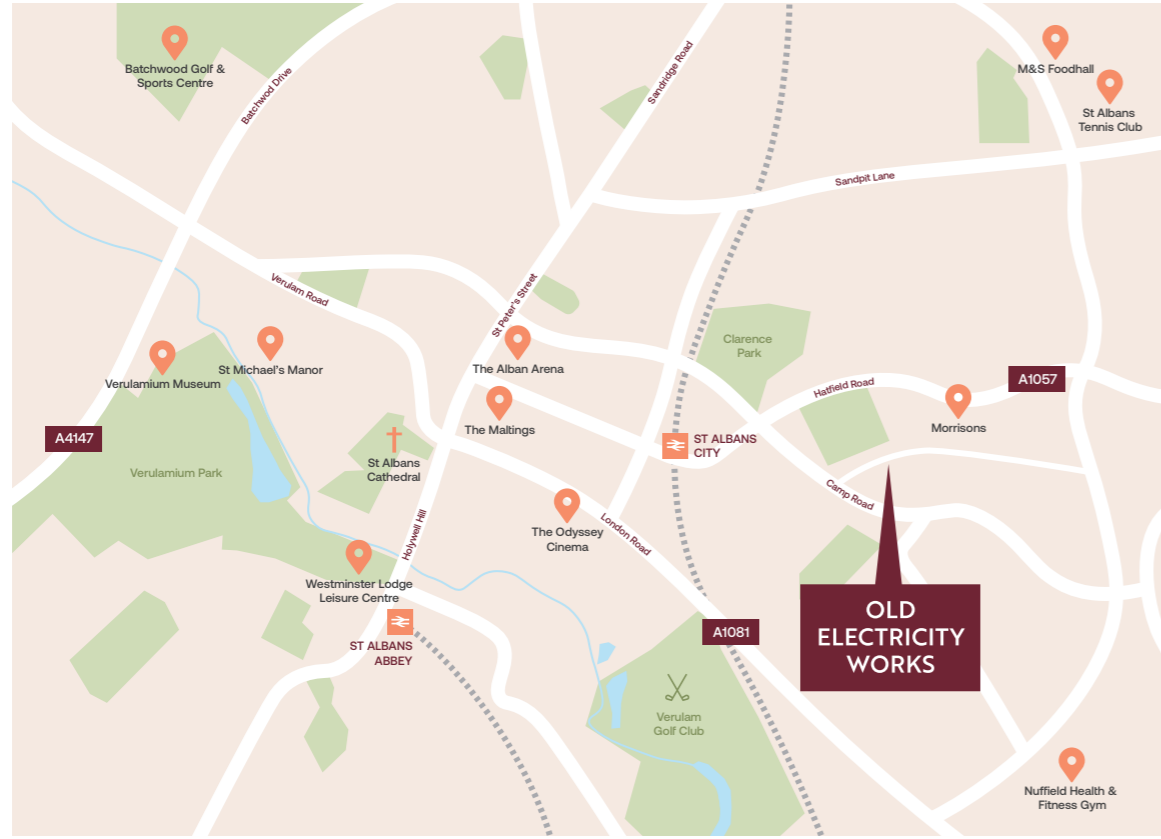
Houses G1-G3



Level 02 & 03

Houses G1-G3





Old Electricity Works
 Campfield Road
 St Albans
 Hertfordshire
 AL1 5HT

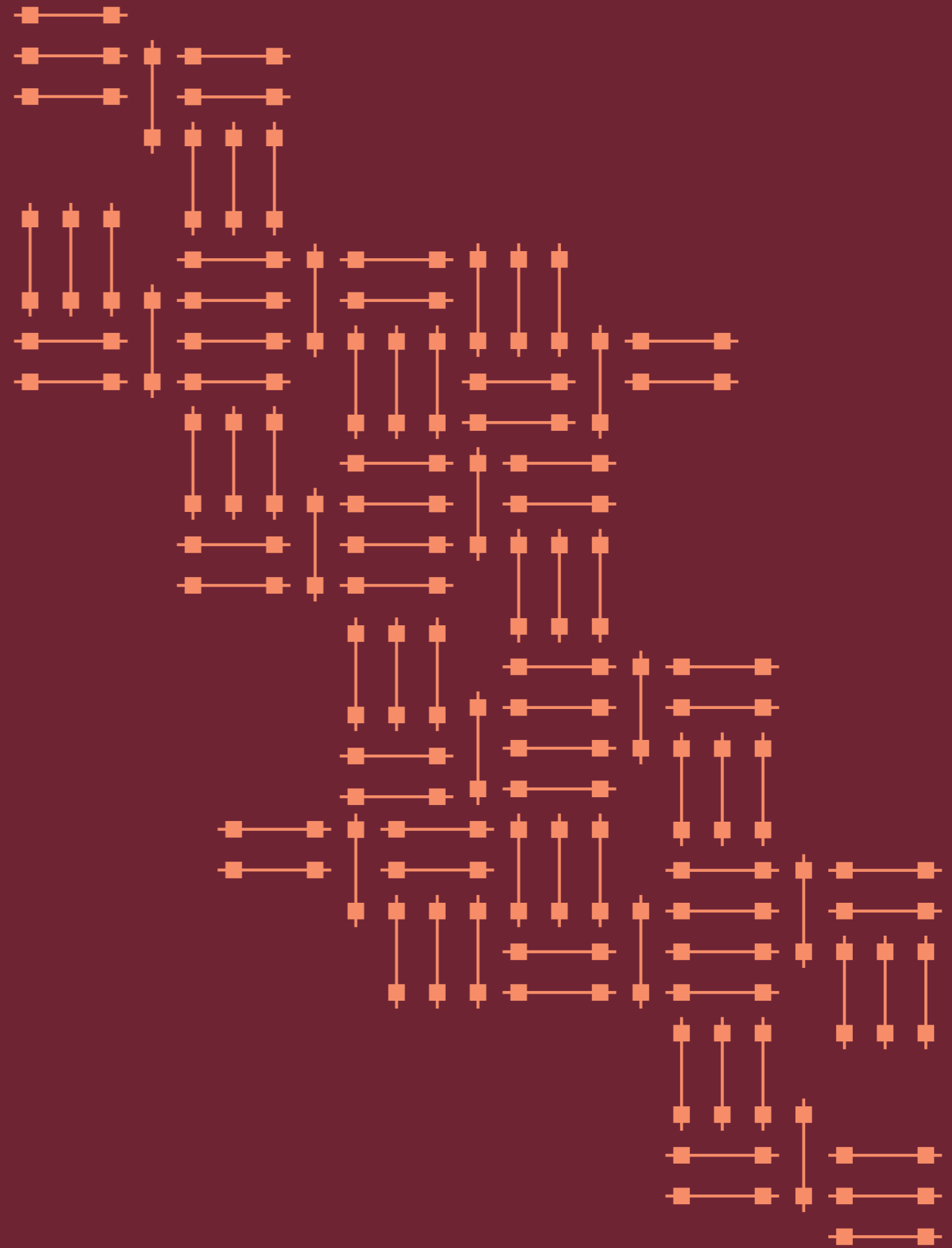


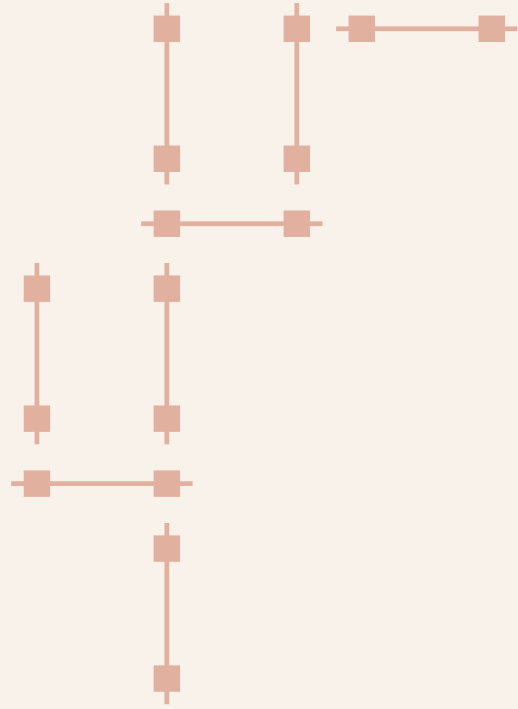
Sales enquiries

01992 940955

herts@lanesexclusivehomes.co.uk
lanesexclusivehomes.co.uk

IMPORTANT NOTICE
 Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property. Designed by Fresh Lemon.





 James Taylor Homes

