



PRESTIGE & VILLAGE GE

UK's finest properties

THE BROWNINGS, BENINGFIELD DRIVE,, ST ALBANS, AL2 1GH



Welcome to this exquisite ground floor apartment located on Beningfield Drive within the historic Napsbury Hospital estate in London Colney. This charming residence boasts approximately 1,098 square feet of thoughtfully designed living space, perfectly blending period charm with modern convenience.

As you enter, you are greeted by a grand entrance hall that sets an elegant tone for the home. The apartment features two spacious double bedrooms, each with its own en suite bathroom, ensuring privacy and comfort for all residents. A guest WC is conveniently available for visitors, while ample built-in storage cupboards throughout the property provide practical solutions for everyday living.

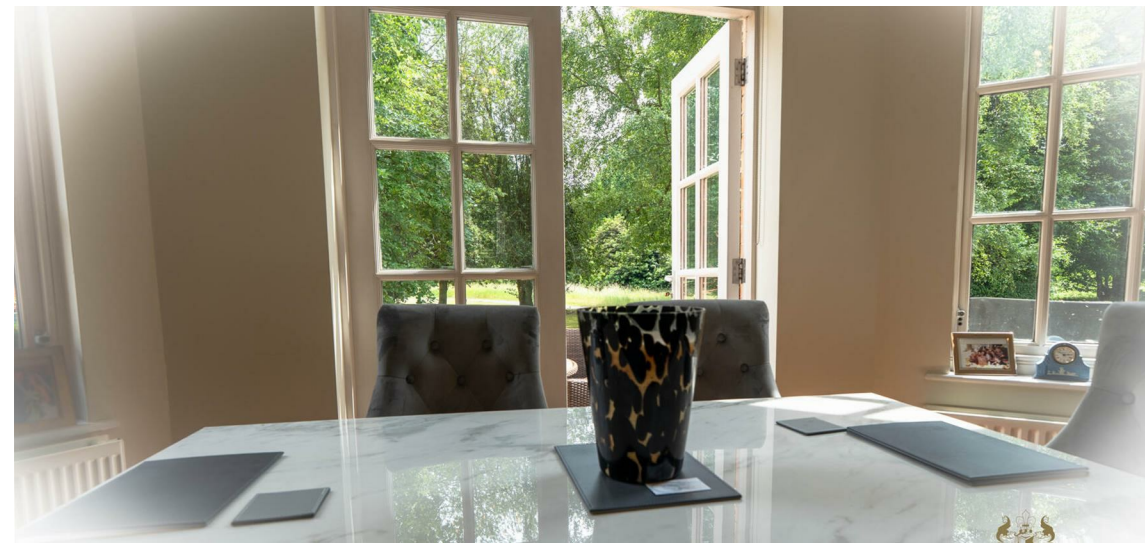
The principal bedroom is particularly noteworthy, offering a generous en suite bathroom that enhances the sense of luxury. The well-appointed kitchen is both stylish and functional, making it a delightful space for culinary pursuits. The elegant reception and dining room, with its double doors leading to a private rear patio, creates an ideal setting for outdoor relaxation and entertaining.

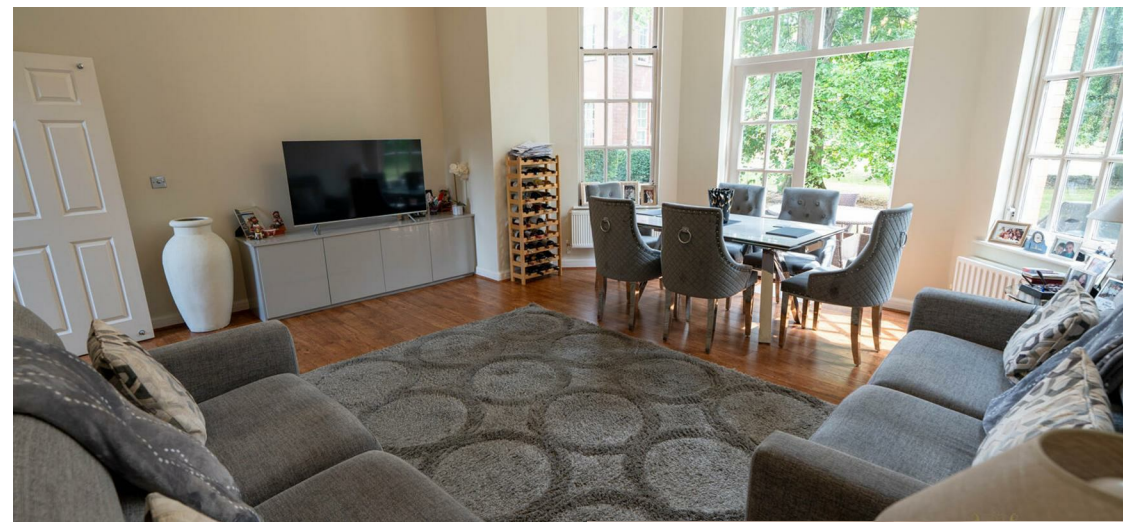
The second bedroom also includes generous built-in wardrobes and its own en suite, ensuring that guests or family members enjoy the same level of comfort. High ceilings throughout the apartment contribute to a sense of grandeur, while large windows invite an abundance of natural light, creating a bright and airy atmosphere.





- Stunning Ground floor 2 Bedroom flat
- High ceilings
- Entryphone system
- Private Patio
- 50 Acres of communal grounds with well maintained play area and Arboretum
- Conservation Area
- Two reserved Parking Spaces
- Excellent Transport Links
- Two en-suite bedrooms
- Use of Tennis courts, Sports Pavilion, All weather Pitch by arrangement







THE BROWNING'S

Nestled within the beautifully restored historic Napsbury Hospital estate in London Colney, this charming ground floor apartment offers approximately 1,098 sq ft of thoughtfully designed living space. Surrounded by 50 acres of stunning parkland, including its own arboretum, this home perfectly balances period charm with modern convenience.

create a sense of space and grandeur, while large windows invite natural light, enhancing the apartment's bright and airy feel.

Enjoy the tranquility and beauty of the immaculately maintained communal grounds, steeped in history and offering scenic walks, mature trees, and green open space.

Don't miss the opportunity to make this extraordinary home your own — a unique blend of heritage architecture and contemporary living in one of the area's most desirable developments.



Step inside to a grand entrance hall that sets the tone for the rest of the property. The apartment features:

Two double bedrooms, both with en suite bathrooms

A guest WC for visitors

Ample built-in storage cupboards throughout

A principle bedroom with a spacious en suite bathroom for added privacy

ENTRANCE HALL

BEDROOM 1

17'8" x 13'2" (5.38m x 4.01m)

BEDROOM 1 - EN-SUITE

SITTING ROOM / DINING ROOM

17'9" x 17'3" (5.41m x 5.26m)

KITCHEN

11'5" x 9'5" (3.48m x 2.87m)

GUEST WC

BEDROOM 2

9'6" x 8'2" (2.90 x 2.50)

BEDROOM 2 - EN-SUITE

OUTSIDE

Two reserved parking spaces and a patio area

A well-appointed kitchen, offering a stylish and functional space for cooking

An elegant reception/dining room with double doors leading to the private rear patio, ideal for outdoor relaxation

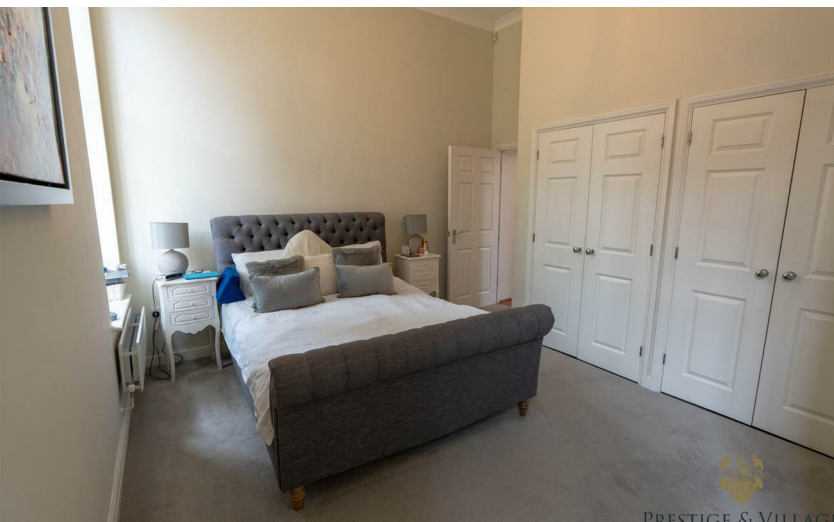
The second bedroom includes generous built-in wardrobes and its own en suite, ensuring both comfort and practicality.

Throughout the home, high ceilings





Historic Napsbury Park, Local amenities include shops, cafés, takeaways in nearby London Colney, with shopping options in St Albans & Borehamwood. Excellent transport links, with Park Street station & bus routes connect to St Albans & London. Residents benefit from local pubs & restaurants & leisure opportunities incl' scenic walking routes. St Albans city centre, with its cultural attractions & dining scene, just a short drive away.



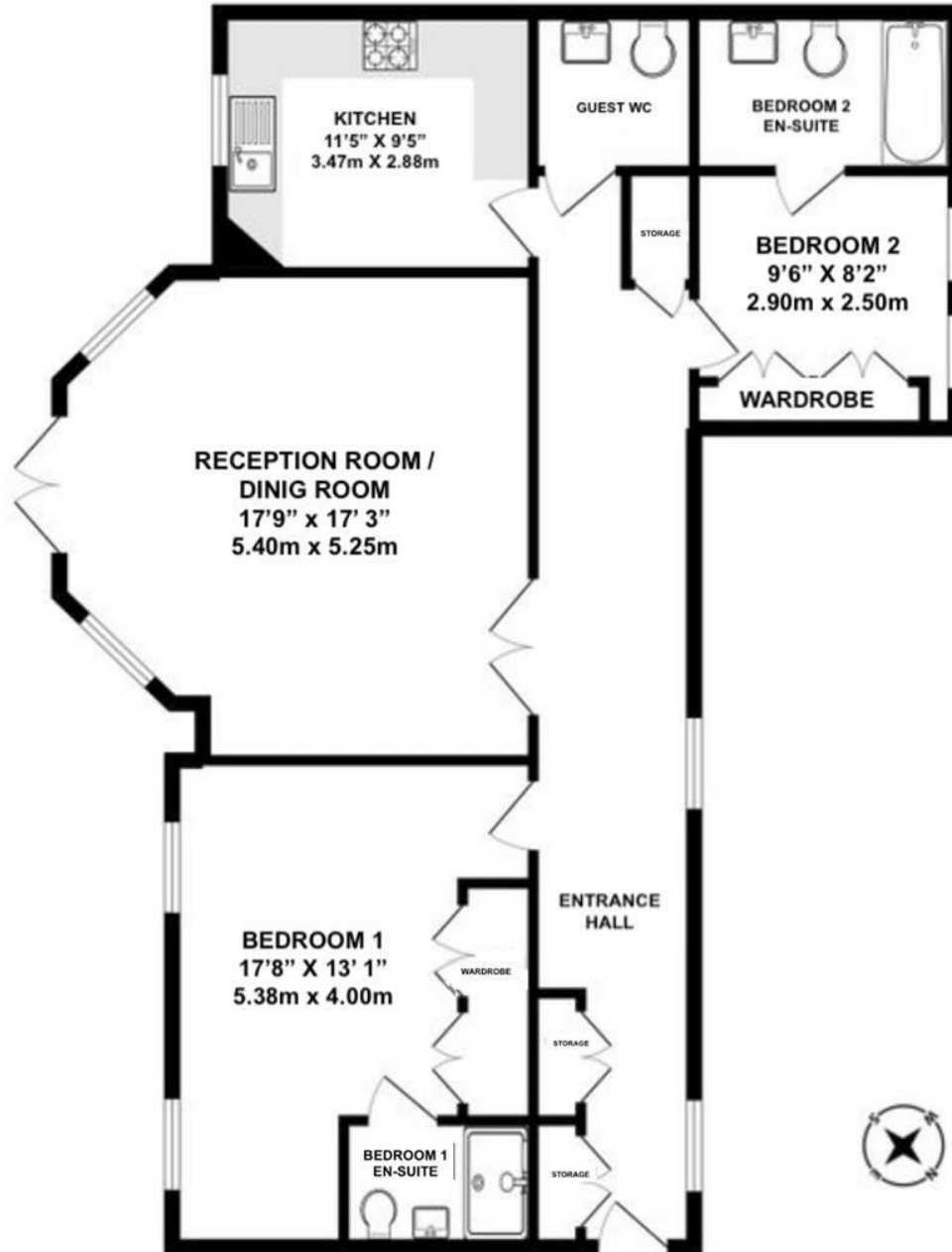
St Albans
Band D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient? Lower running costs	Current	Target	Why environmentally friendly? Lower CO ₂ emissions	Current	Target
£10,000	A		£10,000	A	
£15,000	B		£15,000	B	
£20,000	C		£20,000	C	
£25,000	D		£25,000	D	
£30,000	E		£30,000	E	
£35,000	F		£35,000	F	
£40,000	G		£40,000	G	
£45,000			£45,000		
£50,000			£50,000		

Current: 75 | Target: 75
 England & Wales | EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1098 sq.ft (102.0 sq.m)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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