



STATONS

Salisbury Hall
London Colney
AL2

Salisbury Hall, London Colney AL2 1BU

A Grade II listed 17th Century hide-away barn conversion, Lansdowne, is located on the outskirts of St. Albans, in an ancient hamlet and set within the stunning & exclusive grounds of Salisbury Hall.

This wonderful property comprises; welcoming entrance hall with tiled flooring, dual aspect living room with a vaulted ceiling which then opens onto the dining room.

There is a further tv/family room, fully fitted kitchen/breakfast room and a utility room. A downstairs guest cloakroom completes the ground floor accommodation.

To the first floor, there are 3 bedrooms plus additional Mezzanine office/study, which overlooks the sitting room, 2 bathrooms, which includes an ensuite shower room to the principal bedroom.

To the front of the property, a secluded private and south facing walled garden which is mainly laid to lawn, with mature trees and shrubs. A terrace runs along the front of the property and a path leads to the detached double garage with electric door. There is also parking for several cars and a communal lawn extends to the rear of the property.



LOCATION: Easily accessible to Radlett, Elstree/Borehamwood and St Albans City and within easy reach of the M25 Motorway links, shops and amenities. Close to Elstree Studios, Sky Studios (Elstree), Warner Bros. Leavesden and accessible to Pinewood Studios, it is conveniently located, but is also discreetly 'off the beaten track'. Ideal for travelling business executives, medical professionals, corporate relocators and film & production individuals seeking comfort, independence and most importantly, privacy.

















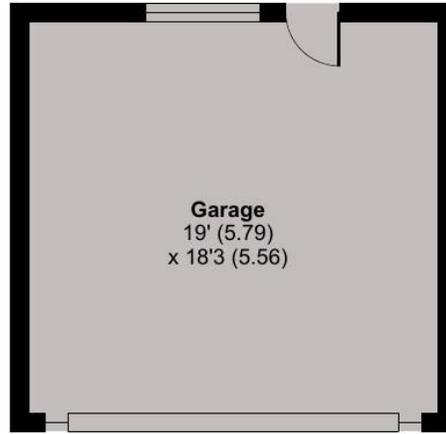




Lansdowne, Salisbury Hall, London Colney, St. Albans, AL2

Local Authority:
Hertsmere Borough Council
Council Tax Band G

Services
Fuel - LPG
Drainage - Shared klargester



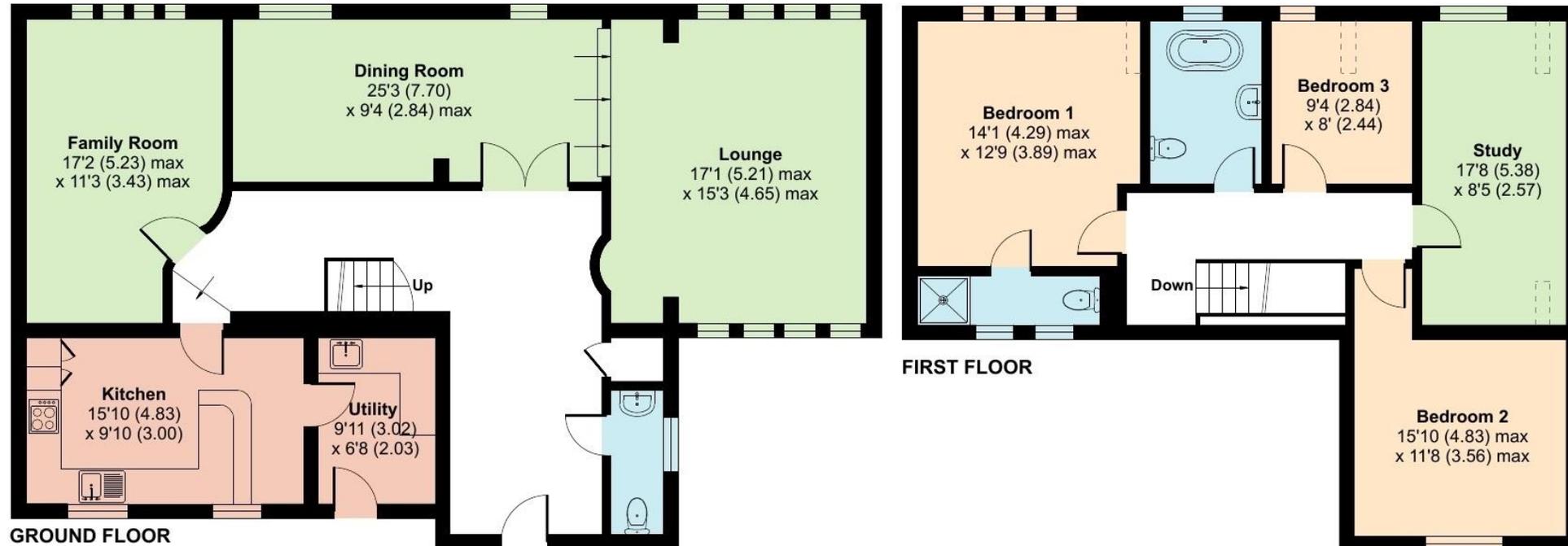
Garage
19' (5.79)
x 18'3" (5.56)



Approximate Area = 2010 sq ft / 186.7 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 347 sq ft / 32.2 sq m
Total = 2368 sq ft / 219.9 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

FIRST FLOOR

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Statons. REF: 1000858

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