



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Riverside Road, St. Albans, AL1 1RZ
£3,250 Per Month

Available from 1st August 2025 is this charming four bedroom, two bathroom period property arranged over four floors, boasting a generous rear garden and a wealth of versatile living space. The heart of the home is a stunning kitchen/dining/living area perfect for entertaining or relaxing.

Additional features include an office area and a flexible room ideal as a playroom or cinema room.

Residents' permit parking is available.

Riverside Road is superbly located within walking distance of St Albans city centre and the mainline station, making it an excellent choice for London commuters. Families will also appreciate the proximity to highly regarded schools and the scenic Watercress Wildlife Nature Reserve just moments away.

Council Tax Band: D
EPC Rating: TBC
Holding Deposit £750.00
Security Deposit £3,750.00

TENANT GUIDELINES:

If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call the lettings team, or visit our website bradfordandhowley.com.



IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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