

9 ALMORAH CRESCENT

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

3,428

SQ FT

4.1%

YIELD

POA ST. HELIER

Nestled within the prestigious Almorah Crescent, this remarkable property is a testament to grandeur and historical significance. Built in 1845, this regal terrace boasts charm and distinction in the heart of St. Helier. Set on a crescent of ten houses, this property is the sole remaining townhouse amidst its counterparts, which have been converted into apartments. Spanning over 5 floors, it offers expansive living spaces with distant sea views, rooftop panoramas and town vistas. Beyond its imposing facade lies a spacious interior featuring generously sized rooms adorned with high ceilings, original fireplaces and elegant finishes. The ground floor welcomes you with a well-appointed dining room leading to a modern kitchen and rear courtyard - ideal for al fresco dining. Ascend to the first floor to discover a guest bedroom, sitting room with a South West-facing balcony and games room perfect for entertaining. The journey continues to the upper levels, revealing a master bedroom with...



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The Channel Island Estate Agent



























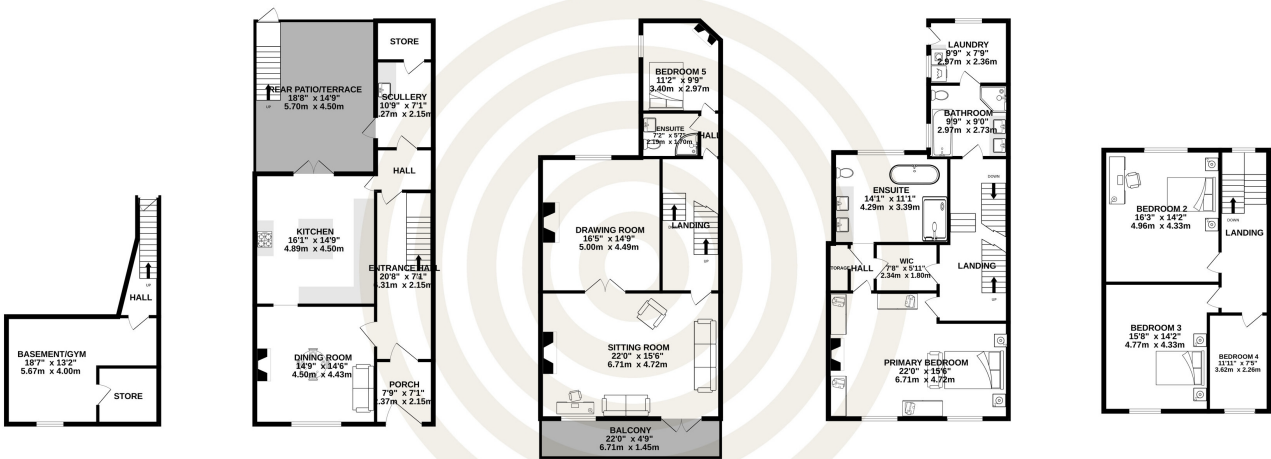
BASEMENT
283 sq.ft. (26.3 sq.m.) approx.

GROUND FLOOR
780 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.

2ND FLOOR
858 sq.ft. (79.6 sq.m.) approx.

3RD FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 3428 sq.ft. (318.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

Porch	9'9 x 7'1
Entrance hall	20'8 x 7'1
Dining Room	14'9 x 14'6
Kitchen	16'1 x 14'9
Scullery	10'9 x 7'1

FIRST FLOOR

Sitting Room	22'0 x 15'6
Balcony	22'0 x 4'9
Drawing Room	16'5 x 14'9
Bedroom 5	11'2 x 9'9
Ensuite	7'2 x 5'7

SECOND FLOOR

Primary Bedroom	22'0 x 15'6
Walk in Closet	7'8 x 5'11
Ensuite	14'1 x 11'1
Bathroom	9'9 x 9'0
Laundry	9'9 x 7'9

THIRD FLOOR

Bedroom 2	16'3 x 14'2
Bedroom 3	15'8 x 14'2
Bedroom 4	11'11 x 7'5

BASEMENT

Gym	18'7 x 14'6
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KEY FACTS

Finest Regency style townhouse
 Spacious living accommodation
 Accommodation over 5 floors
 3428sqft of accommodation
 Spectacular roof top, town and distant sea views
 Private secure patio garden to the rear
 Communal garden
 Allocated parking for 3 vehicles
 Basement level ideal for gym or storage
 Grade 1 listed building

SERVICES

Mains drains and water

HEATING

WET Electric boiler
 Mains gas for the cooker

ASSOCIATION COSTS

£1000 per annum
 Association is managed in-house

LISTING

Grade 1 listed property
 Site of special interest
 Built in 1845

PARKING

3 allocated parking spaces to the front of the property

TENURE

Freehold

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

d'Auvergne
 Haute Vallee

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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