



# Forum House

St Albans

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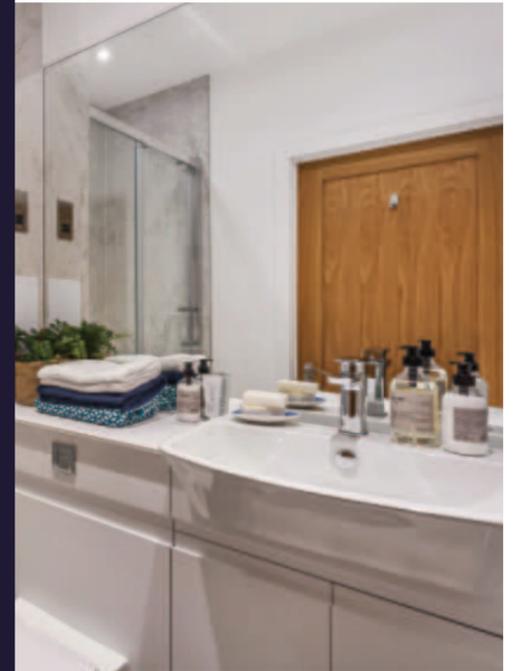
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The team at Lanning Kuzdenyi & Partners boast a combined 30+ years experience in the Real Estate sector, with expertise spanning appraisal, acquisition funding, planning, design and delivery.

With the aim of increasing the UK housing stock, their purpose is to develop sustainable, high quality, and affordable apartments across the South of England.

When purchasing from Lanning Kuzdenyi & Partners, you're not just buying a home, you're buying a property designed and built to the consistent quality shown throughout their previous developments.



2014

ESTABLISHED

15+

PROJECTS COMPLETED

£1000m+

GROSS DEVELOPMENT VALUE

TRUST

500+

HOMES SOLD

100+

HOMES UNDER CONSTRUCTION



Population of 148,000+  
- affluent demographic in  
a high growth location



71% house price growth in the  
last 10 years - Outperforming  
Northern Powerhouse cities



Protected by the Green  
Belt - Restrictive planning  
process underpins long  
term capital growth



London in just 18 minutes  
from St Albans City station.



"Best Place to Live in the  
South East"- (The Times)



Rental premiums:  
Average monthly rents of  
£1,869 - The highest outside  
of central London



£64m city-centre regeneration  
recently delivered with further  
ongoing city centre projects



Rich cultural heritage:  
Cathedral city, Roman history,  
independent shops, vibrant  
pubs and premium dining



Major employers: Deloitte,  
PwC, AECOM, NHS, Premier  
Foods HQ



Visitor economy:  
St Albans saw £76m added  
to its economy in 2024 alone



The South East of England, and particularly St Albans, has become a prime destination for professionals, families, and global investors seeking the perfect balance between London connectivity and quality of life.

Its combination of strong capital growth, premium rental demand, and historic lifestyle appeal make it one of the most secure markets in the UK.



## WHY ST ALBANS?



# The Gateway to Europe's Largest Financial Market

Often described as a  
“blue-chip commuter city”,

St Albans sits in the heart of the **London ripple effect** - where capital growth, rising rents, and undersupplied housing markets flow outwards from the capital

With direct trains to London  
in just 18 minutes,

a protected Green Belt restricting future supply, and demand driven by professionals, families, and international investors, St Albans is consistently recognised as one of the UK's most **secure long-term investment locations**

## SOUTH EAST

London exports value and talent with many relocating to the South East, stabilising markets like St Albans

## 175%

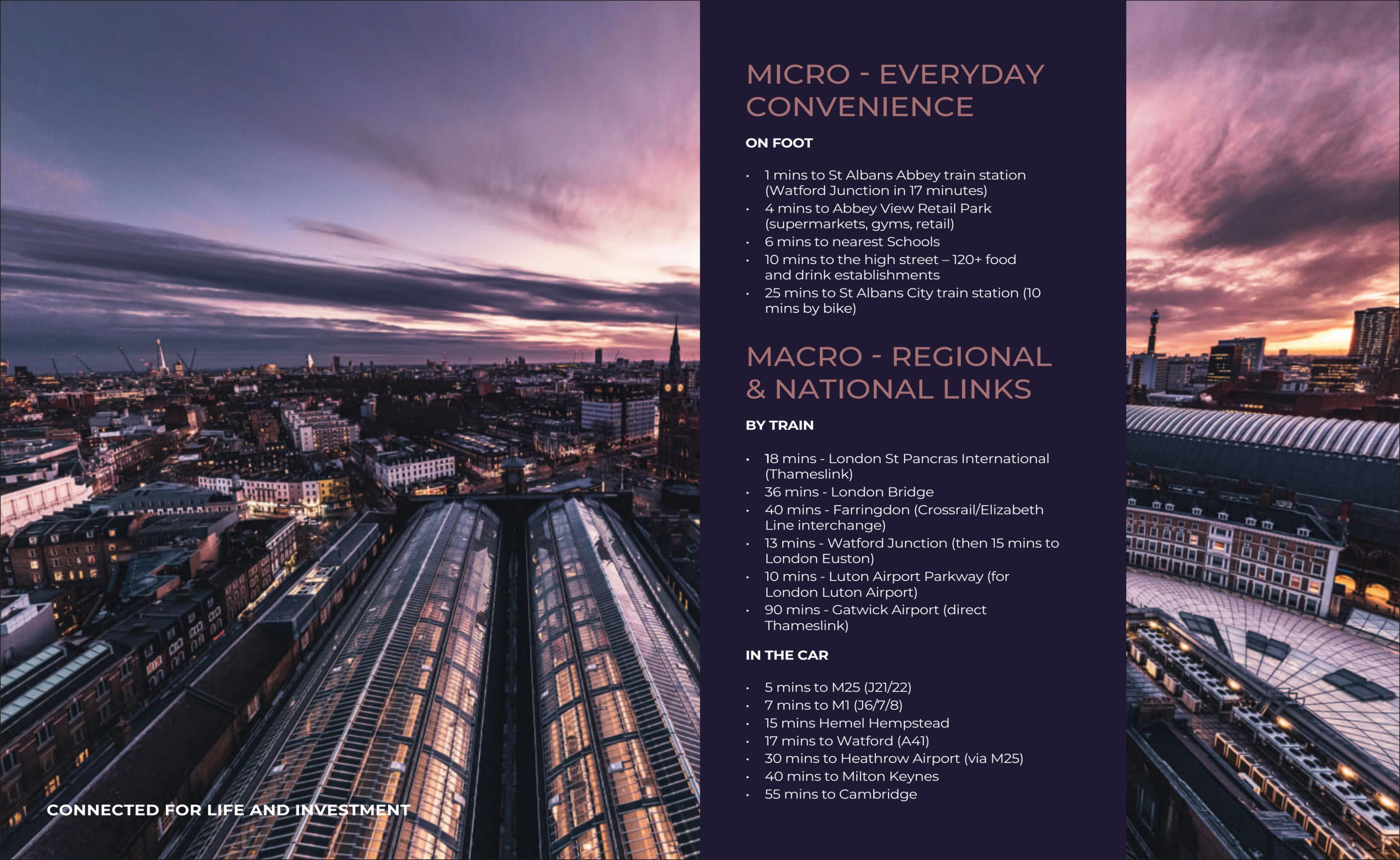
Commuter towns expected to see 175% more workers locally due to hybrid working models

## 4TH HIGHEST

St Albans has the 4th highest share of professional occupations nationally with weekly earnings 44% above the national average

## SURGE

Surge in high-skilled firms relocating to South West Hertfordshire - benefits from London's continued industrial and logistics demand



## MICRO - EVERYDAY CONVENIENCE

### ON FOOT

- 1 mins to St Albans Abbey train station (Watford Junction in 17 minutes)
- 4 mins to Abbey View Retail Park (supermarkets, gyms, retail)
- 6 mins to nearest Schools
- 10 mins to the high street – 120+ food and drink establishments
- 25 mins to St Albans City train station (10 mins by bike)

## MACRO - REGIONAL & NATIONAL LINKS

### BY TRAIN

- 18 mins - London St Pancras International (Thameslink)
- 36 mins - London Bridge
- 40 mins - Farringdon (Crossrail/Elizabeth Line interchange)
- 13 mins - Watford Junction (then 15 mins to London Euston)
- 10 mins - Luton Airport Parkway (for London Luton Airport)
- 90 mins - Gatwick Airport (direct Thameslink)

### IN THE CAR

- 5 mins to M25 (J21/22)
- 7 mins to M1 (J6/7/8)
- 15 mins Hemel Hempstead
- 17 mins to Watford (A41)
- 30 mins to Heathrow Airport (via M25)
- 40 mins to Milton Keynes
- 55 mins to Cambridge

Renowned for its academic strength and rich educational heritage, St Albans offers exceptional learning options - from outstanding schools to thriving colleges - making it one of the UK's most desirable areas for families and investors alike.

'Outstanding' - 42 schools rated Outstanding by Ofsted across the St Albans district, covering primary, secondary, and all-through institutions.

St Albans School - (founded in 948, one of the world's oldest public schools), with Stephen Hawking: The renowned physicist and cosmologist being a pupil at the school from 1952 until 1959.

**EDUCATION EXCELLENCE**

### Higher Education & Skills:

- Oaklands College (St Albans) is focused on digital, engineering, and green technologies, training students for today's growth industries.
- University of Hertfordshire - a national leader in AI, robotics, aerospace engineering & computer science with 25,000+ students.
- London Universities – easy reach to UCL, LSE, King's & Imperial, ranked among the world's best.

St Albans sits at the centre of a higher-education cluster with strengths in technology, science and innovation - adding long-term appeal for both families and investors.





1 - Verulamium Park



2 - St Albans Cathedral



3 - Maltings St Albans Shopping Centre



4 - St Albans City Train Station



5 - Verulam Golf Club



6 - Abbey View Retail Park



7 - Abbey View Train Station



8 - Leisure Centre & Athletics Club

Jubilee Square (£64m, delivered 2024) Major mixed-use regeneration scheme delivering 93 new homes, 5,000 sqm of commercial space, and improved public realm in the city centre.

Multiple large scale residential projects planned – Woollam Park over 1,000+ homes, 155 homes at Colney Heath, 470 homes at Oaklands College but limited land availability ensures resilience of existing stock.



SEGRO Radlett SRFI (Strategic Rail Freight Interchange) A major rail-linked logistics hub nearby delivering 335,000 sqm of logistic space over 1,000+ acres, creating 4,000+ jobs as a result.



Hemel Garden Communitie – a large-scale masterplan bringing 11,000+ new homes, commercial space, and transport improvements across South West Hertfordshire.



Watford Junction Quarter Transformation of the Abbey Line terminus with new residential, offices, and retail — directly benefiting St Albans commuters and connectivity.

The rental market in St Albans is the most expensive outside of London, with average monthly private rents around **£1,874 as of July 2025**, and a significant 7.5% annual increase from the previous year

Huge undersupply of new apartments, with an abundance of second hand older properties flooding the market

Average property price expected to hit **£900,000 by 2030** – a huge **45%** increase on the **2024 average**.

Proven growth – with a **71%** house price increase in the last census  
Booming Rental Market - "The place where house prices are 17 times yearly earnings" - **The BBC**



63

63 Station-Side Apartments in Hertfordshire's Most Resilient Commuter City

12%+

Yields



Prices from £250,000

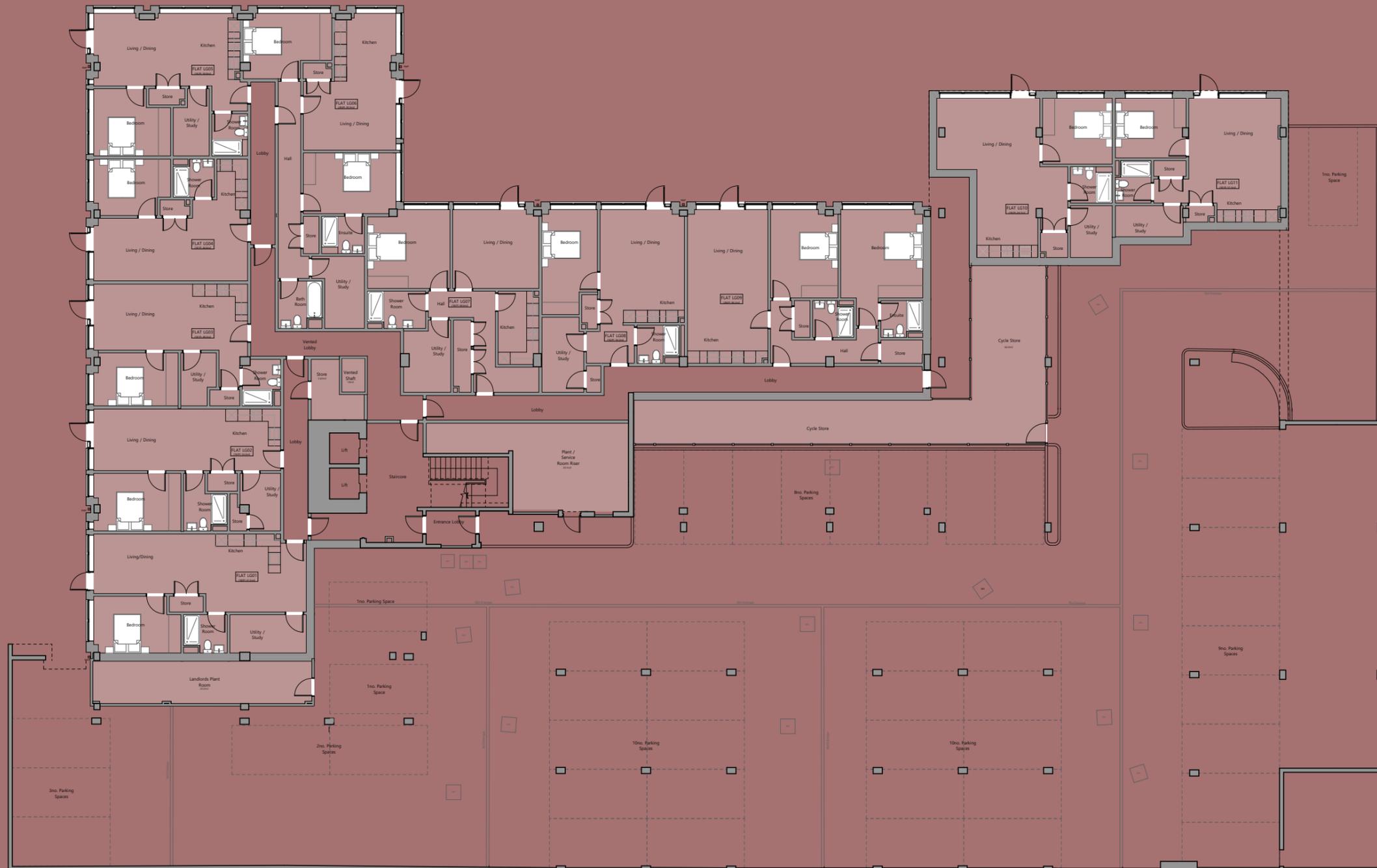


18 minutes to London St Pancras



2027 Completion

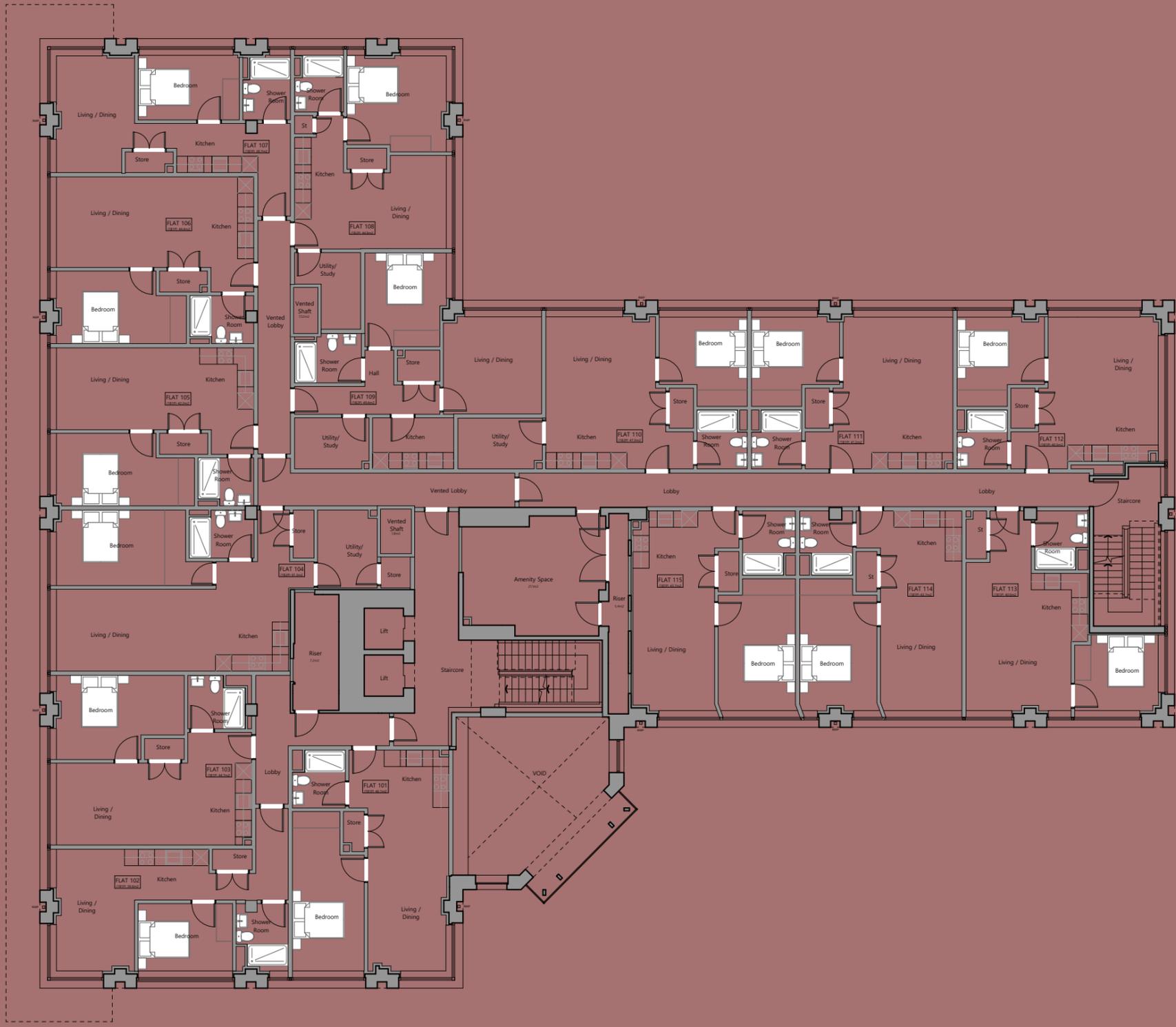




**LOWER GROUND FLOOR**



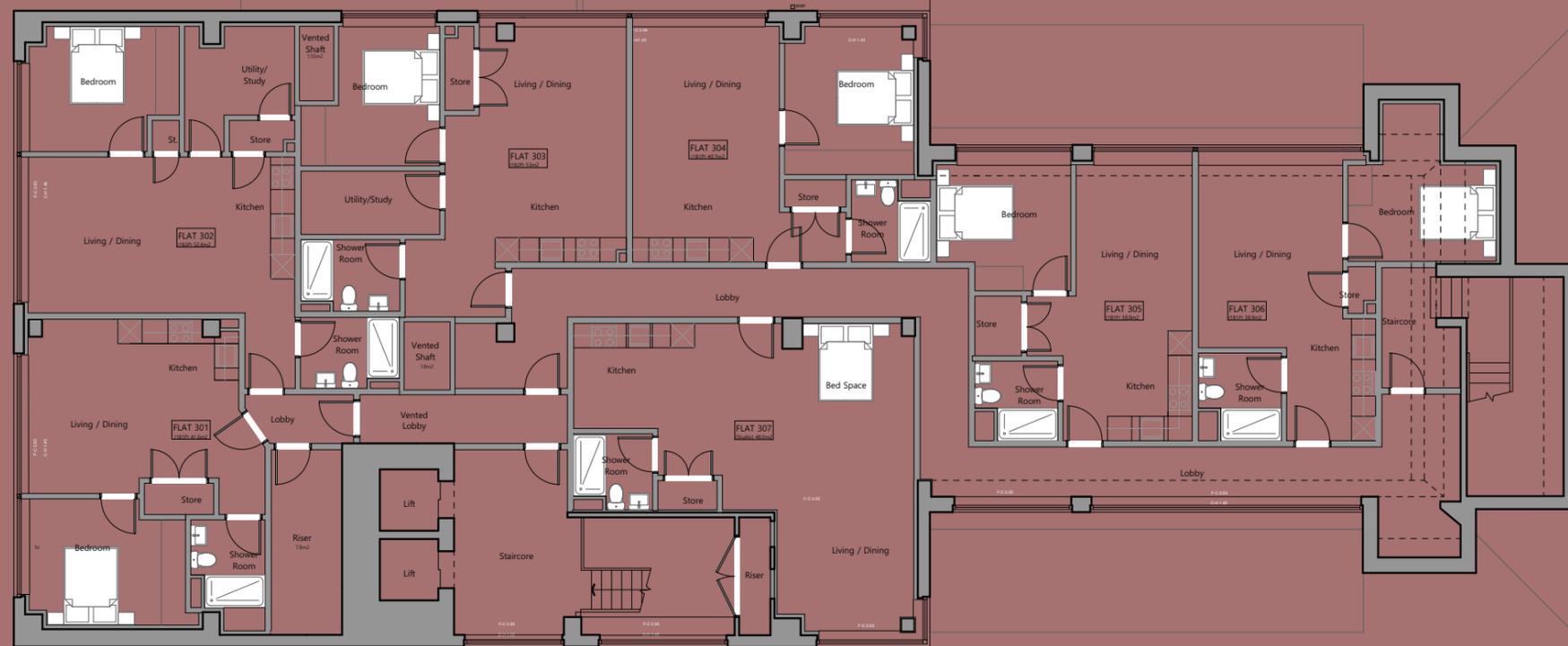
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

## KITCHEN

Matt handleless fitted kitchen units  
with soft closing cupboard doors

Inset stainless steel sink with contemporary chrome taps

Bosch electric fan assisted oven and ceramic hob

Fully integrated fridge and freezer

Quartz splashback and worktop

Chrome electric points above worktop

Under pelmet low energy lighting to wall units

## BATHROOMS

Modern white sanitaryware with high quality chrome  
taps / mixers

Glass bath or shower screens with chrome detail

Large marble porcelain wall tiles

Large demisting wall mirror cabinet with feature lighting

Integrated vanity unit with storage and feature lighting

Chrome heated towel rail

## OTHER LUXURIES TO MENTION

Smart lighting and heating compatible with mobile  
device to living room and bedroom(s)

Pre-wired for gigabit fibre broadband

USB A and C electric sockets in bedrooms and kitchen

Brand new energy efficient double glazed windows  
throughout

Video entry system



Each of the 63 homes at Forum House have been designed around the end user, from allowing additional storage space where possible, to creating an abundance of natural light with the large windows and 2.5m high ceilings.

The quality of these apartments will be unlike anything in the current market within St Albans, these are truly in their own league and command a premium, professional occupier once completed.

**HIGH QUALITY ASSURED**

01

Let us know the unit you are interested in

02

We secure your interest with a reservation deposit

03

Begin the exchange of contracts within 28 days

04

Ready to move in or rent apartment upon completion in Q1 2027

**Full Address:** Forum House, Abbey View, Everard Close, St Albans, AL1 2PS

**Developer:** Lanning Kuzdenyi & Partners

**Anticipated Completion Date:** Q1 2027

**Service Charge:** 1 bed average est. £1,351 per annum  
2 bed average est. £2,493 per annum

**Lease Length:** 999 years

**New Home Warranty:** 10 Year ICW Warranty

**Ground Rent:** Peppercorn

**Payment Plan:** 20% on Exchange and 80% on Completion

## KEY FACTS AND RESERVATION PROCESS



## **DISCLAIMER**

This brochure and all of the information provided herein, including but not limited to; visualisations, floor plans, measurements, materials, electrical positions, room/garden sizes, specification and layouts are for illustration purposes only and may be subject to change. Whilst every effort has been taken to ensure the information is accurate at time of production, all measurements and floor plans are considered to be approximate only and exact layouts and sizes may vary. The dimensions are not intended to be used for carpet/appliance sizes, items of furniture or any other required measurements.