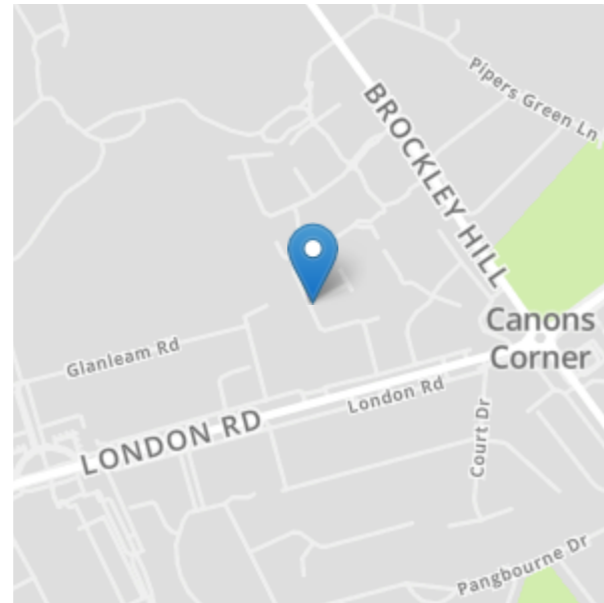


Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes approximately 30 minutes.

As an area Stanmore boasts an abundance of greenery, charming commons and acres of Green Belt. It is one of North West London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's, and Stanmore College.



Berry Hill, Stanmore. HA7 4XS. £1,050,000 Freehold

This Beautifully Maintained 4 Bedroom, 4 Reception, 2 Bathroom Detached Property, located in this quiet location being a close to Stanmore's Jubilee Line underground and shopping facilities.

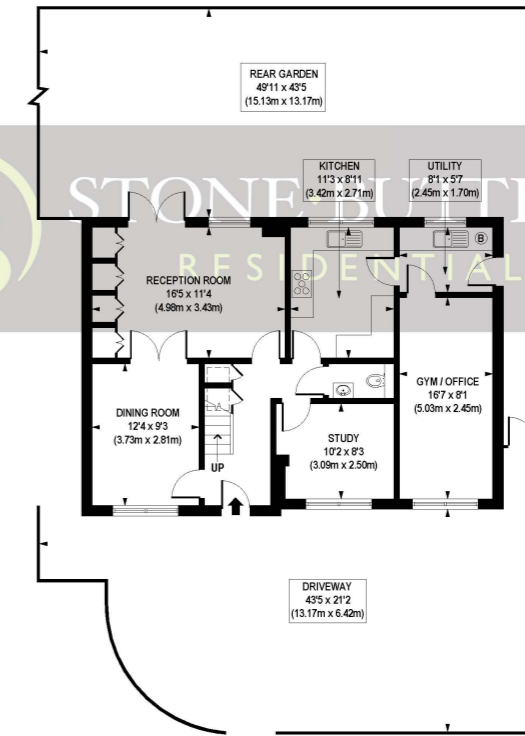
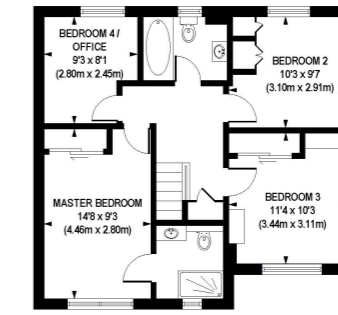
Being recently refurbished by the current owners other features include modern fitted kitchen and bathrooms, utility room, guests cloakroom and off street parking.

To the rear you have a 50' rear garden which has been re-landscaped and stocked.

Internal Viewing Highly Recommended.

- 4 Bedroom Detached House
- Internal Viewing Highly Recommended
- Off Street Parking 2 Cars
- Utility Area

- Well Maintained Throughout
- Four Reception Rooms
- Modern Fitted Kitchen & Bathrooms
- Quiet Location Within Short Walk Of Stanmore Station



APPROX. GROSS INTERNAL FLOOR AREA 1421 sq. ft / 131.99 sq. m

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	