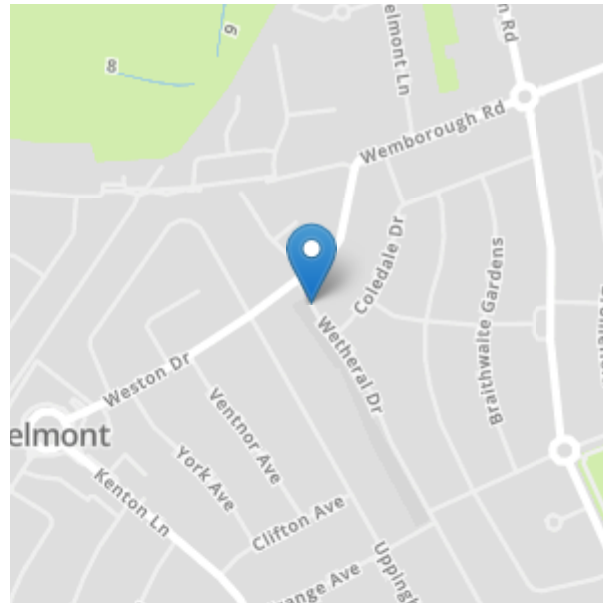


Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes 31 minutes.

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, Avanti, St. Margaret's, and Stanmore College.

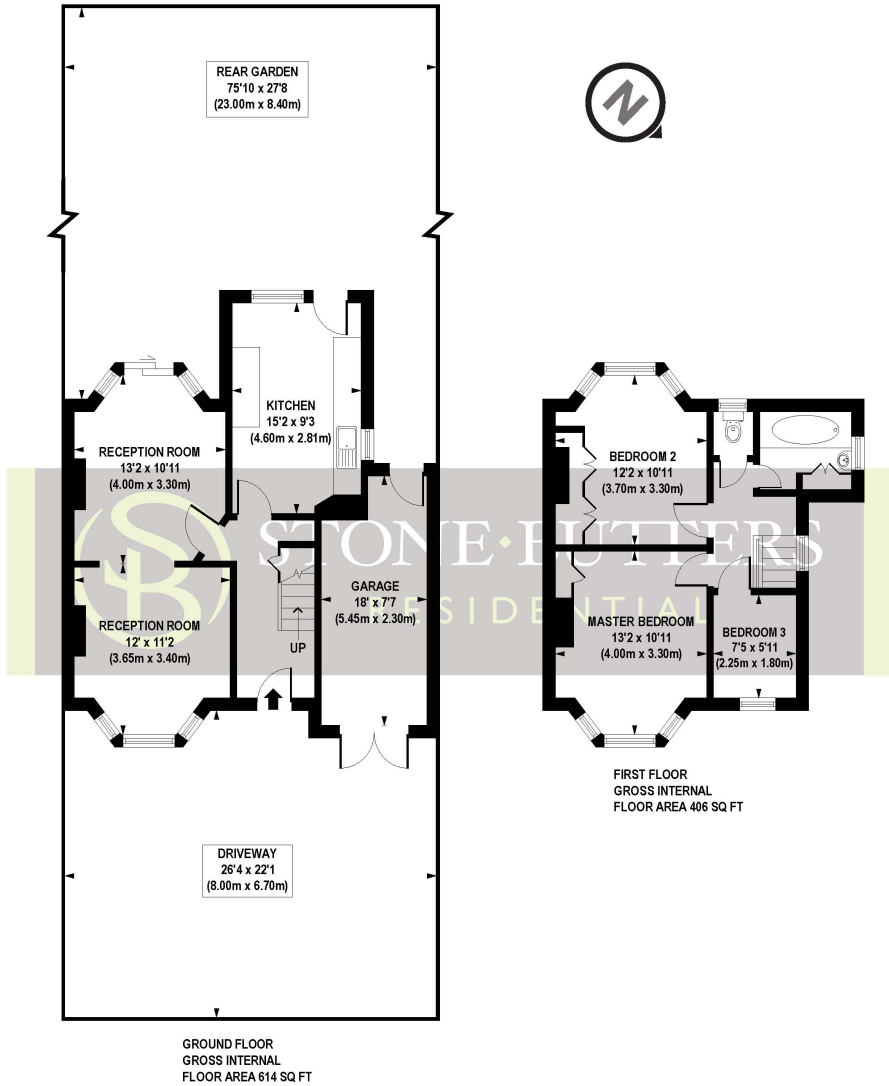


## Wetheral Drive, Stanmore. HA7 2HN. £610,000 Freehold

An Extended 3 Bedroom Family Home With Garage Own Driveway, in need of some internal modernisation this property has ample scope for further extensions (STPP). This 'Laing' property is located in this popular turning being a short walk to award winning local schools, bus routes and local shops. Features include 75' west facing rear garden, garage with own driveway, double glazed windows, gas central heating, off street parking and CHAIN FREE.



- Extended 3 Bedroom Family Home
  - Garage - Own Driveway
  - 75 ft West Facing Garden
  - Gas Central Heating
  - Close To Award Winning Primary Schools
- Chain Free
  - Extended Kitchen
  - Double Glazed Windows
  - Popular Residential Location



APPROX. GROSS INTERNAL FLOOR AREA 1021 sq. ft / 94.81 sq. m (Including Garage)  
APPROX. GROSS INTERNAL FLOOR AREA 887 sq. ft / 82.37 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan 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	83
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	