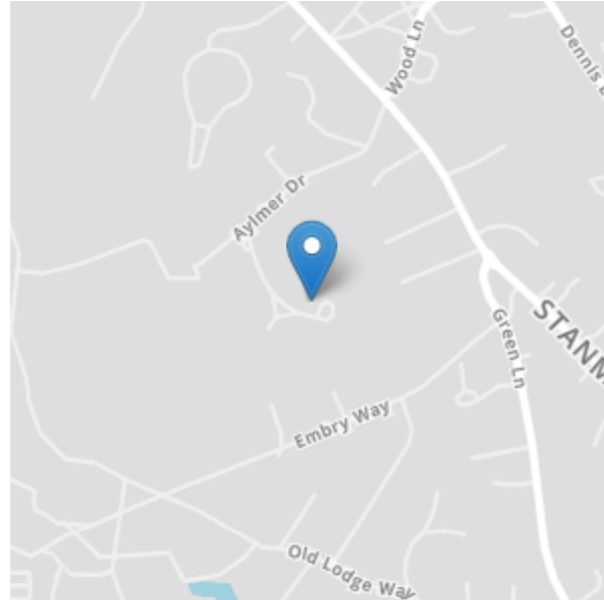


The Aylmer Drive estate is monitored by 24 hour security and well located for the local amenities of Stanmore for excellent transport links to London Stanmore tube station (Jubilee line) and the M1, M25 and A41. Nearby is Stanmore cricket and golf clubs, with sailing at Aldenham Country Park, together with the David Lloyd and Village fitness centres. There are a number of excellent private and state schools in the vicinity including Haberdashers Askes, North London Collegiate, St Margaret's, Immanuel College and Merchant Taylors.



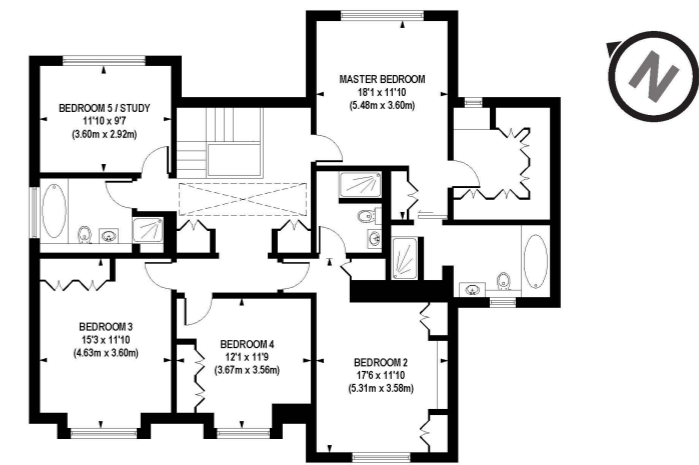
**Adelaide Close, Stanmore. HA7 3EL.
£3,250,000 Freehold**

An Elegant Detached Residence set behind a secluded driveway occupying a prominent, semi secluded position on the private Aylmer Drive Estate, which is one of Stanmore's most sought-after locations perfectly conceptualised for family living situated close to the open expanse of Bentley Priory nature reserve.

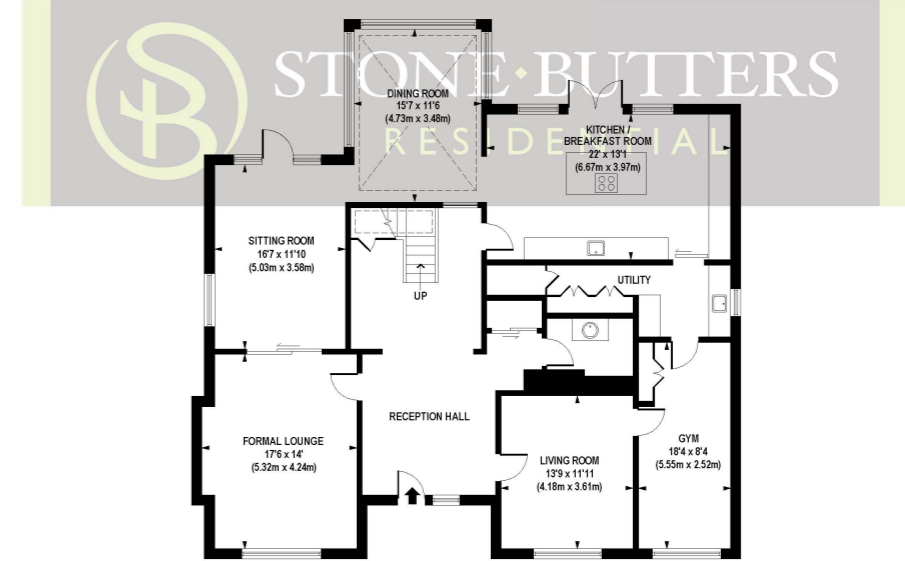
The house features exceptional entertaining space on the ground floor, benefiting from a spacious reception hall, a high quality kitchen breakfast room with doors leading directly onto the landscaped rear garden, a stunning reception room, a spacious tv room, a family room, home gym and a vaulted glazed dining room. To the first floor there a galleried landing overlooking the dining room and rear garden, there is an opulent principal suite, with a spacious dressing room and en-suite bathroom. One further bedroom suite, three further double bedrooms and a family bathroom. Externally, the 110' by 90' secluded garden with heated swimming pool has been sympathetically landscaped to provide a visually striking and naturally screened from the adjoining properties.

- Five Double Bedrooms
- Five Reception Rooms
- Landscaped Garden with Swimming Pool
- Private Estate Off Stanmore Hill

- Three Bathrooms - Two En-Suite
- High Quality Kitchen
- Ample Forecourt Parking
- Reception Hall



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1355 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1783 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 3139 sq. ft / 291.59 sq. m

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		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	