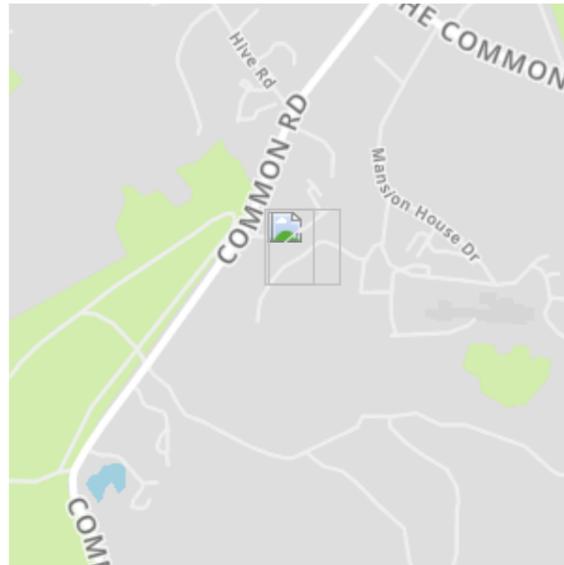


Clarence Park Crescent is a stylish and practical five bedroom home. The property has a stunning location within the prestigious Bentley Priory development, comprising a conversion of a Grade II listed priory and a limited number of newly built houses all set within 57 acres of landscaped and mature parkland. Bentley Priory is best known for its pivotal role as Headquarters Fighter Command during the Battle of Britain in 1940.



## Clarence Park Crescent, Stanmore. HA7 3GD. £1,750,000 Freehold

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Providing over 2,500 sq ft of accommodation and incorporates 5 beautiful bedrooms situated on the first and second floors. The principal suite, located on the second floor offers an opulent bedroom, a stunning en suite bathroom and a spacious walk in wardrobe together with two separate 27' roof terraces with uninterrupted views overlooking the manicured gardens and beyond. The living accommodation provides bright and spacious accommodation to include a beautiful principal reception room, a stylish and fully integrated kitchen/dining room, a library room, an integral garage and a guest WC. The house also benefits from a wonderful landscaped rear garden and driveway to the front which provides parking for numerous vehicles.

The development includes a 24 concierge service and tennis courts and the house enjoys fine views over both woodland and parkland and the City of London skyline. Bentley Priory is a fantastic choice for those looking for relaxation and an active lifestyle with vast areas of English parkland, picnic and play areas, areas of woodland and there is access to the adjacent Bentley Priory Nature Reserve which offers large areas of ancient woodland, grass land, streams and a lake. There are miles of footpaths and formal Italian gardens perfect for walking, literally on your doorstep, all within 30 minutes of Central London. Dog walkers, runners or simply those who enjoy a gentle stroll are extremely well catered for.

- Parkland setting in 57 acres
- Secure and private location
- Excellent access to transport and Central London
- Underfloor Heating

- Superb views across London skyline
- Concierge and Security
- Five Bedrooms
- Tennis Court



APPROX. GROSS INTERNAL FLOOR AREA 2771 sq. ft / 257.41 sq. m (Including Garage)  
 APPROX. GROSS INTERNAL FLOOR AREA 2570 sq. ft / 238.80 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	