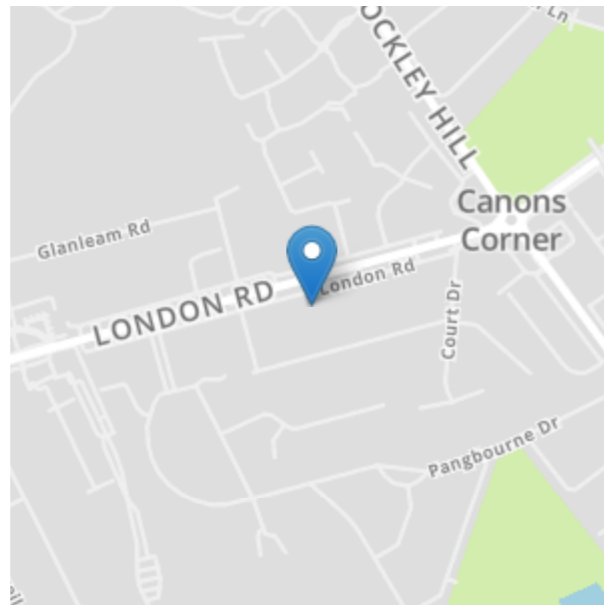


Stanmore has long been regarded as a gem in North London, surrounded by the Green Belt yet also within easy reach of Central London. Sporting and recreational facilities are very well catered for with numerous exceptional golf clubs, David Lloyd and Village fitness centres, as well as excellent opportunities for riding and walking in the surrounding countryside. The area is renowned for excellent schooling, both state and private, with North London Collegiate and Haberdashers' Aske's being two examples.

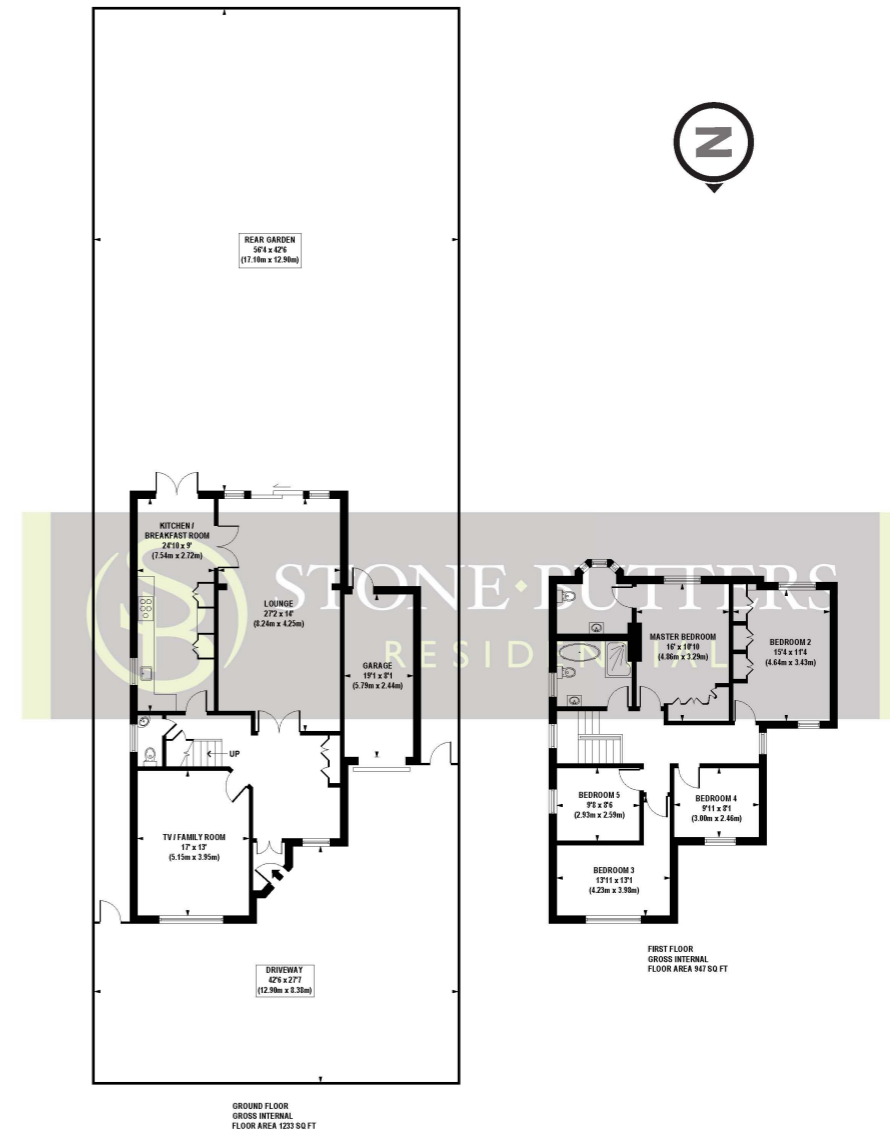


London Road, Stanmore. HA7 4PA. Freehold

A Bright And Spacious 5 Bedroom 2 Bathroom Extended Detached Property located within a short walk to Stanmore Jubilee line station. The house has been recently subject to upgrades of both bathrooms and benefits from a well fitted kitchen/breakfast area, two spacious reception rooms, large hallway and guests cloakroom. To the rear you have a mature south facing rear garden giving you natural sunlight into both the lounge and kitchen areas. Off street parking for numerous cars and garage approached via a carriage driveway. Internal Viewing Highly Recommended.

- Five Bedrooms
- Two Newly Installed Bathrooms
- Carriage Driveway Providing Off-Street Parking for Numerous Cars
- Short Walk To Stanmore Station
- Internal Viewing Highly Recommended

- Two Spacious Reception Rooms
- Fitted Kitchen And Breakfast Area
- South Facing Garden
- Guests Cloakroom
- Popular Residential Location



APPROX. GROSS INTERNAL FLOOR AREA 2180 sq. ft / 202.57 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 2019 sq. ft / 187.58 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.

CPCREATIVE
PROPERTY MARKETING

(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		81
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	