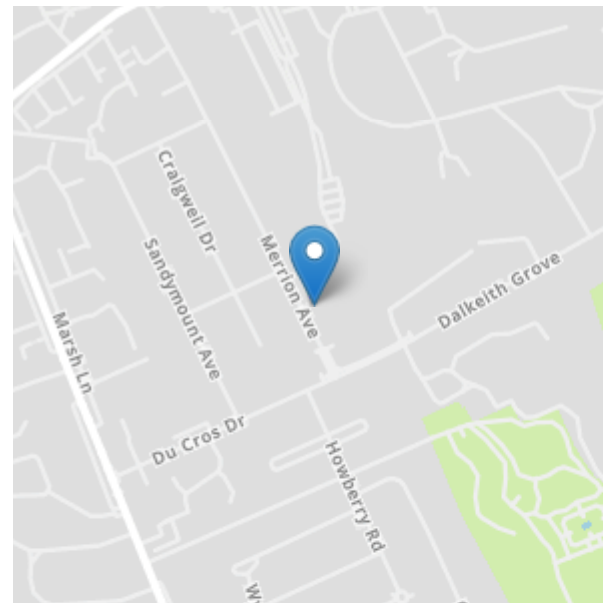


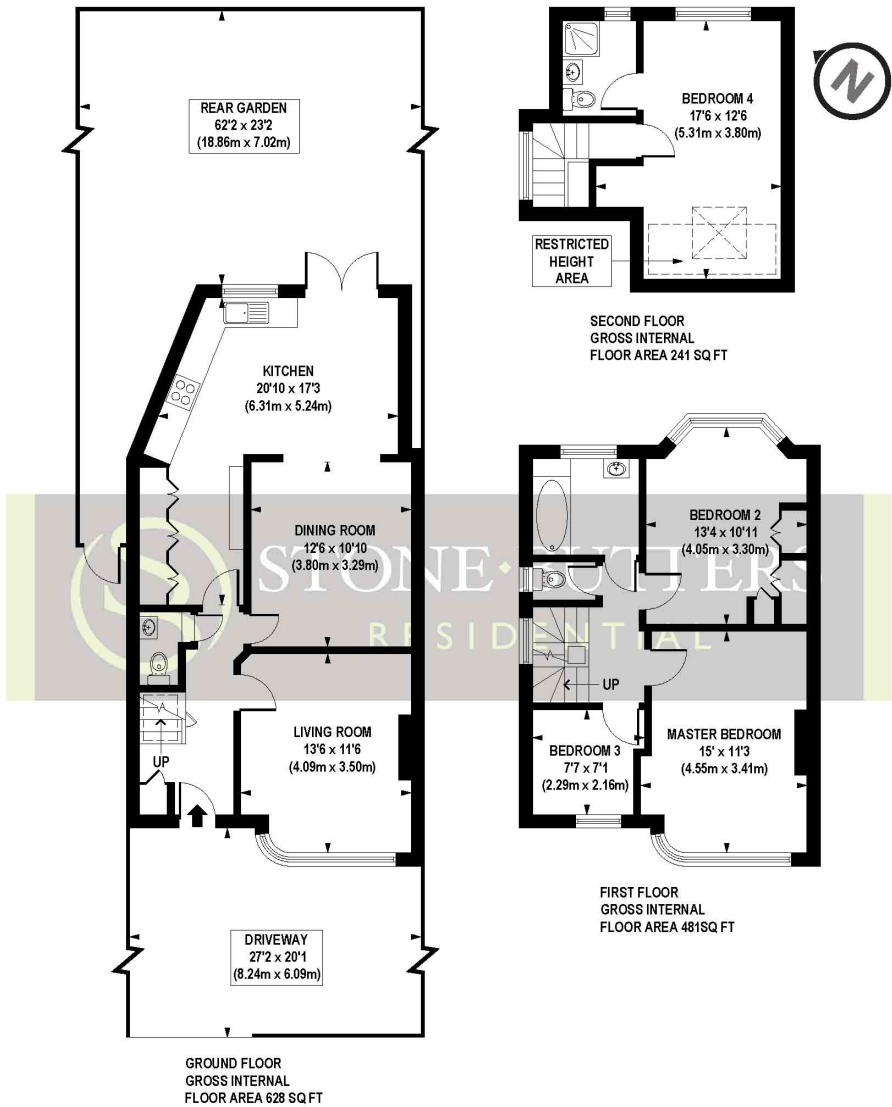
Merrion Avenue is within walking distance to local schools, shops and transport links this property is within close proximity to Stanmore Broadway. Nearby to local tube stations such as Stanmore, Canons Park and Edgware station with links into Central London and the A41, A5, M1 and M25 are also easily accessible.



111 Merrion Avenue, Stanmore. HA7 4RZ. Guide Price Freehold

Located A Short Walk From Stanmore Station, this 4 Bedroom 2 Bathroom (One En-Suite) Extended Family Home has the benefit of off street parking for 2 cars and guests cloakroom. The rear extension has created a kitchen/dining area with doors overlooking the rear garden.

- 4 Bedrooms 2 Bathrooms
 - Extended Family Home
 - Double Glazed Windows
- Short Walk To Stanmore Station
 - Off Street Parking For 2 Cars
 - Guests Cloakroom



APPROX. GROSS INTERNAL FLOOR AREA 1351 sq. ft / 125.48 sq. m (Including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 1316 sq. ft / 122.30 sq. m (Excluding Restricted Height Area)

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.

CP CREATIVE
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	55	84
(81-91) B		
(69-80) C		
(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		