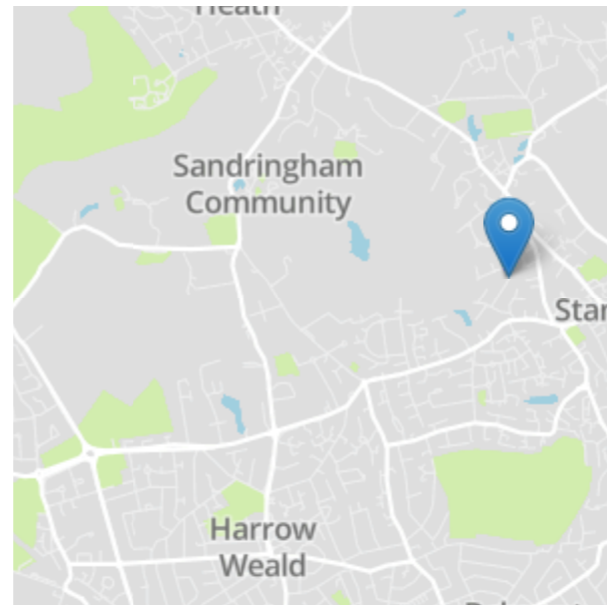


Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes 31 minutes.

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, St. Margaret's, and Stanmore College.



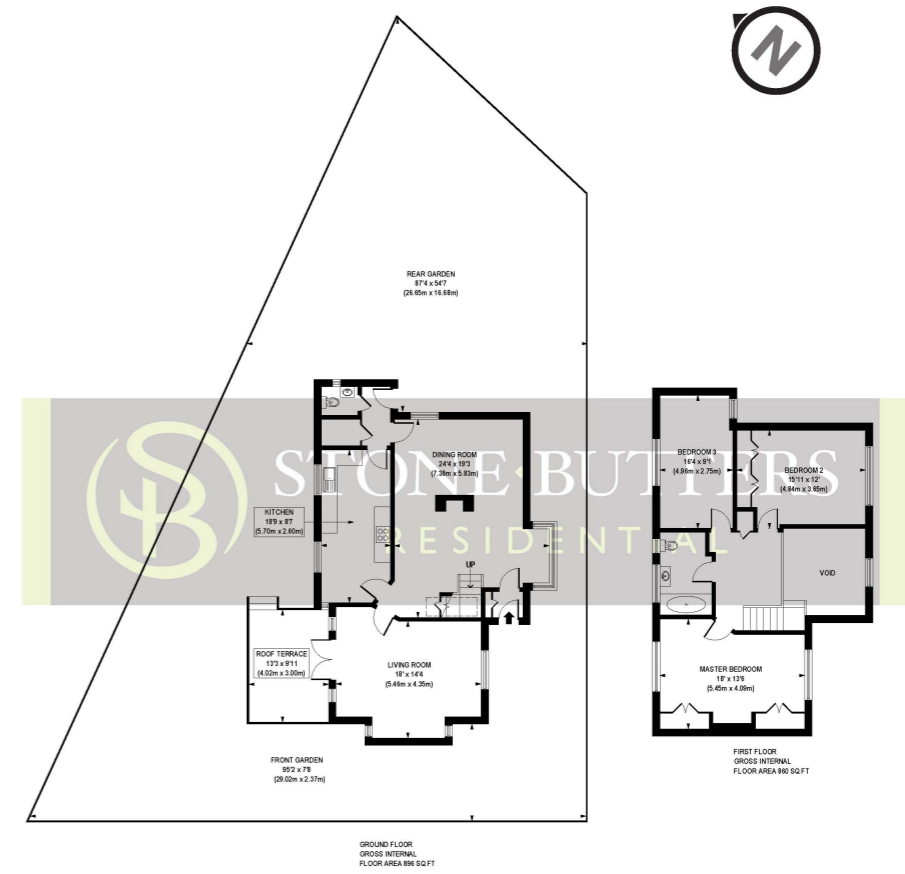
Winscombe Way, Stanmore. HA7 3AX. Freehold

Occupying an elevated position on the highly regarded and sought after Old Lodge Estate is this character detached family home. Offering great potential for further extensions including a loft conversion (STPP) this property has a unique charm which stunning fireplaces and spacious accommodation throughout. Set on a large plot with a secluded rear garden, off street parking and amazing 'curb appeal'. CHAIN FREE

Situated within walking distance of Bentley priory, close to well regarded schools and within easy access of Stanmore Broadway with its multitude of shops and restaurants along with Stanmore Jubilee line station the property provides a mixture of both tranquillity and convenience for todays modern family.

- Stunning Character Family Home
- Potential For Extensions (STPP)
- Old Lodge Estate
- Large Rear Garden

- Chain Free
- Well Maintained Throughout
- Internal Viewing Highly Recommended
- Elevated Position



APPROX. GROSS INTERNAL FLOOR AREA 1756 sq. ft / 163.12 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.

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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	