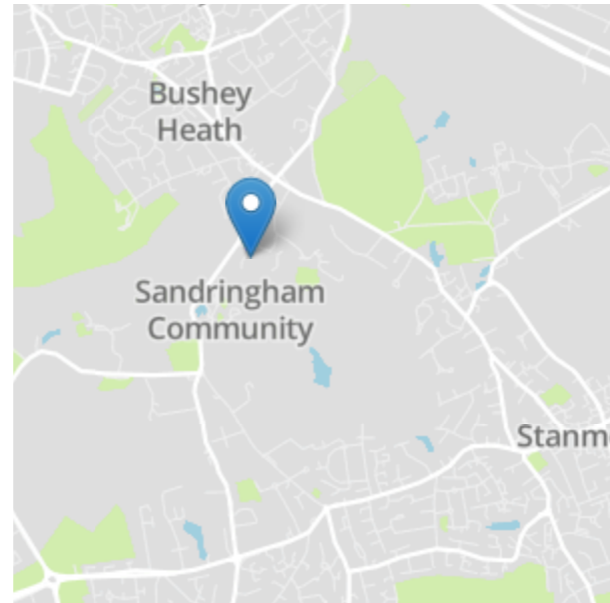


Bentley Priory is a highly sought after location positioned between Bushey Heath & Stanmore, with excellent local shopping facilities. There are convenient links to Central London via Bushey Mainline Silverlink station (Euston 25 minutes approx) and the Jubilee Line from Stanmore station connects directly to the West End and Canary Wharf. Junction 5 M1 and Junction 19 M25 provide excellent connections to London, Heathrow and the UK motorway network.



**Clarence Park Crescent, Stanmore. HA7 3GD.  
£1,500,000 Freehold**

Well Presented 5 Bedroom Family Home Located On The Popular Bentley Priory Development, the property provides over 2,500 sq ft of living accommodation. Providing bright and airy aspects to include a beautiful principal reception room, a stylish and fully integrated kitchen/dining room, a study, an integral garage and a guest WC with 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 house also benefits from a south facing rear garden and driveway to the front which provides parking for numerous vehicles. The property is in 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.

The development has a 24 concierge service and communal use tennis courts, the house enjoys fine views over both woodland and parkland and the City of London skyline.

- Secure And Private Location
- Underfloor Heating
- Concierge and Security
- Principal Bedroom With Walk In Wardrobe & En-Suite Bathroom & 2 Separate Roof Terraces
- Fitted Kitchen & Dining Room
- Communal Tennis Court
- Parkland Setting In 57 Acres
- Chain Free
- Five Bedrooms
- Integral Garage
- TV Room/Study
- Superb Views Across London Skyline



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.

**CPCREATIVE**  
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

