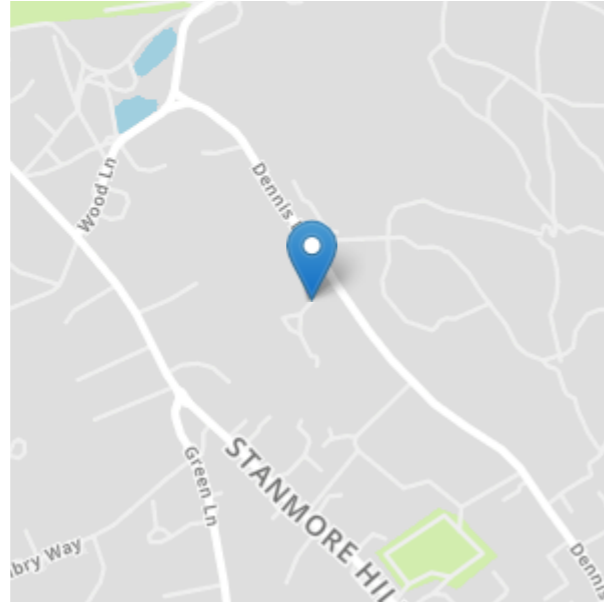


This prestigious home is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station and the M1, M25 and A41 all located nearby. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, together with sailing at Aldenham Country park, together with the David Lloyd and Village fitness centres. There are a number of excellent private and state schools in the vicinity including Haberdashers Askes, North London Collegiate, Aldenham and Merchant Taylors.

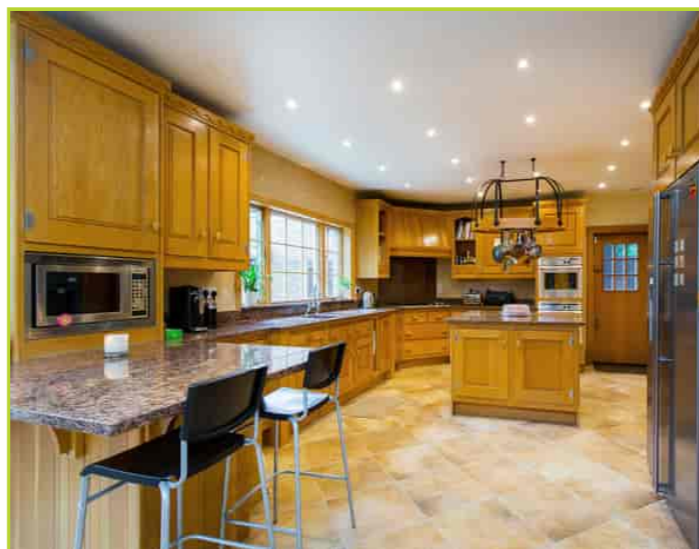
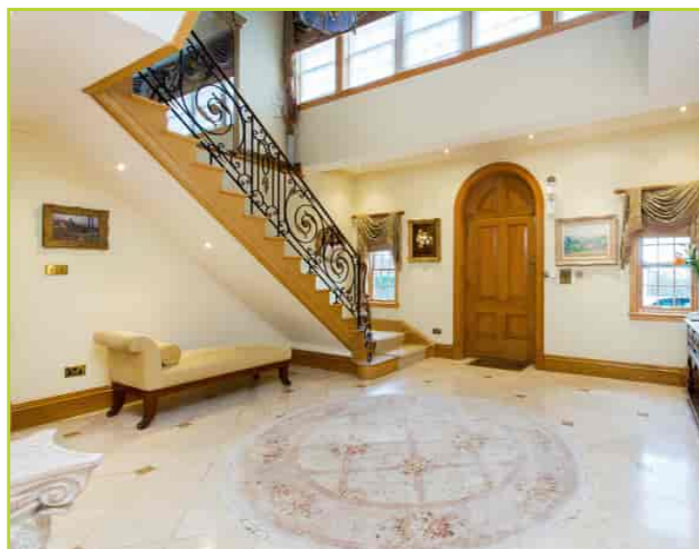


Hall Farm Close, Stanmore. HA7 4JT. £2,850,000 Freehold

Located in a magnificent elevated position this 8 Bedroom 5 Bathroom Detached Property offers 4337 sq ft of airy and spacious family living providing outstanding panoramas over the carefully landscaped gardens. Offering westerly views of London from the upper floors whilst the rear garden also providing the utmost of privacy. Set in an exclusive cul de sac situated off of Dennis lane, the property benefits from a beautifully designed and mature rear garden which offers a multitude of clever entertaining areas, a heated outdoor swimming pool with self-contained shower and changing facilities. To the front elevation the accommodation offers a large carriage driveway which provides parking for several vehicles.

Constructed over 3 floors, the internal accommodation provides eight bedrooms to the first and second floors comprising a superb principal bedroom suite with a spacious en suite bathroom, four further fabulous bedrooms on the first floor and a further three bedrooms on the second floor. The magnificent ground floor provides a wealth of superb features, a striking double volume entrance hall, high ceilings with intricate cornicing's, beautiful joinery throughout and wonderful parquet flooring. The principal reception areas provide direct access to the rear garden and comprise the main reception room, a fabulous and very spacious Mark Wilkinson kitchen/family/dining room. Further entertaining rooms comprise a spacious dining room, a television/family

- Prime Location Of Dennis Lane
- Five Bathrooms
- Cul De Sac Location
- Beautiful Landscaped Garden
- Carriage Driveway with Parking for Several Cars
- Eight Bedrooms
- Spacious Accommodation Throughout
- Double Garage
- Four reception Rooms
- Internal Viewing Highly Recommended

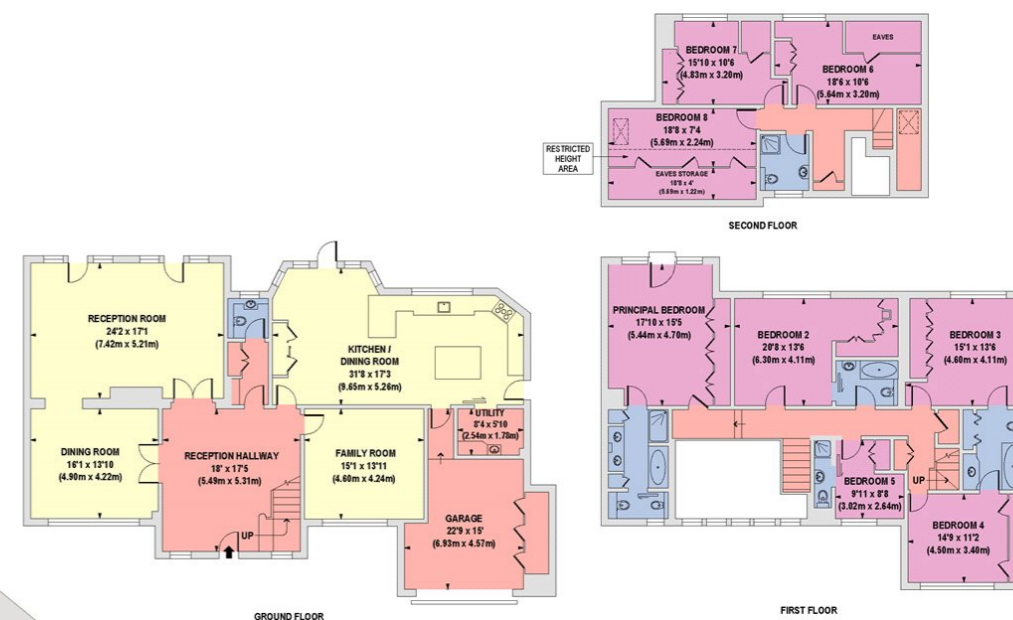


HALL FARM CLOSE

Stanmore



Approximate Gross Internal Floor Area
4337 sq. ft / 402.95 sq. m
(Including Restricted Height Area / Eaves Storage & Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	