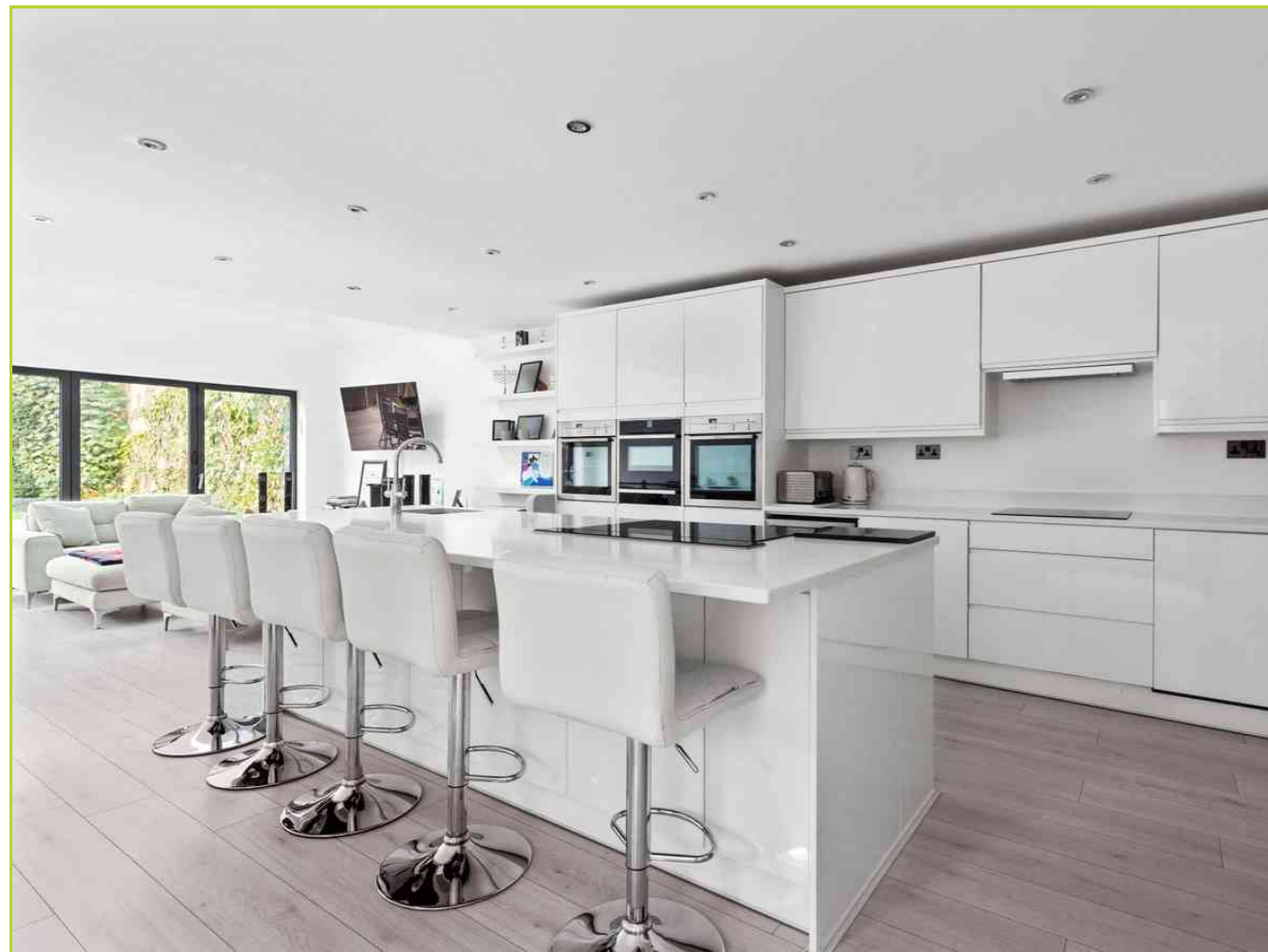
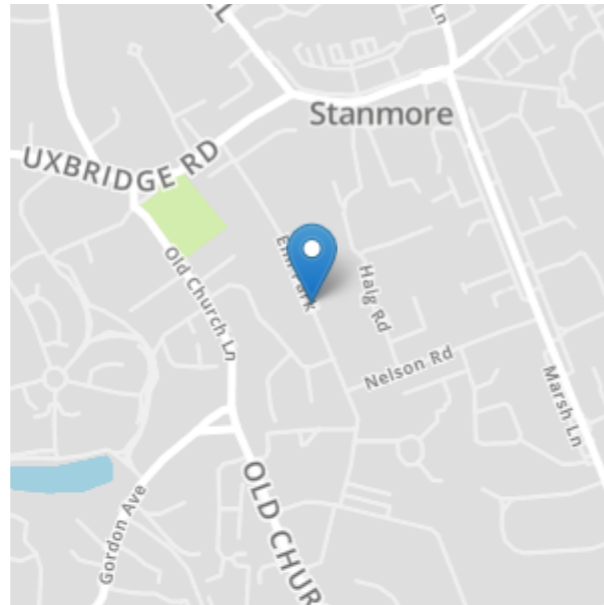


Conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station and the M1, M25 and A41 all located nearby.

Sporting and recreational facilities are incredibly well catered for in the area with Stanmore golf club situated particularly close by, 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 and St Margaret's.

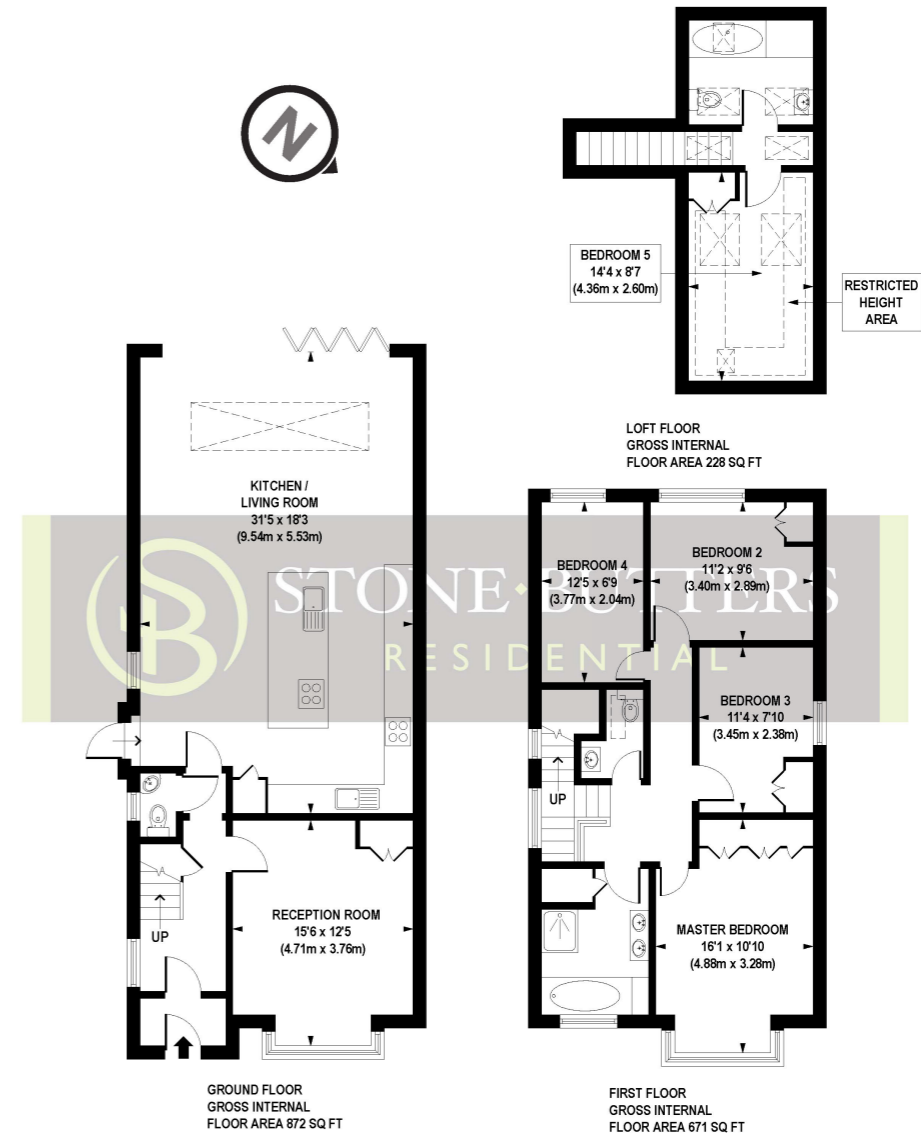


**50 Elm Park, Stanmore, Middlesex. HA7 4BJ.
Guide Price £1,000,000 Freehold**

This Delightful 5 Bedroom 2 Bathroom Home offers exceptional accommodation throughout, the ground floor offers open plan family living providing a comfortable living room to the front aspect, and to the rear an extended open plan kitchen/family room/principal reception area, providing a stunning fitted contemporary kitchen with a full wall of bi folding doors leading to the rear terrace and lawned rear garden.

Situated within a few hundred meters of Stanmore Broadway the property has been modernised and provides bright accommodation throughout, the loft void has been converted into further bedroom/office accommodation providing an additional bedroom and an second bathroom.

- Refurbished Throughout
- Detached Property
- 2 Bathrooms
- Off Street Parking For 2 Cars
- Quality Fully Equipped Kitchen
- Internal Viewing Recommended
- Superb Open Plan Living
- 5 Bedrooms
- Two Reception Areas
- 100' Rear Garden
- Short Walk To Stanmore Broadway



APPROX. GROSS INTERNAL FLOOR AREA 1771 sq. ft / 164.55 sq. m(Including Restricted Height Area)
 APPROX. GROSS INTERNAL FLOOR AREA 1702 sq. ft / 158.13 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.



(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		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	