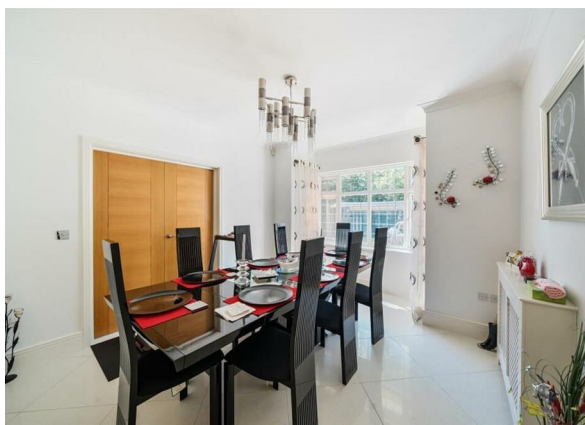
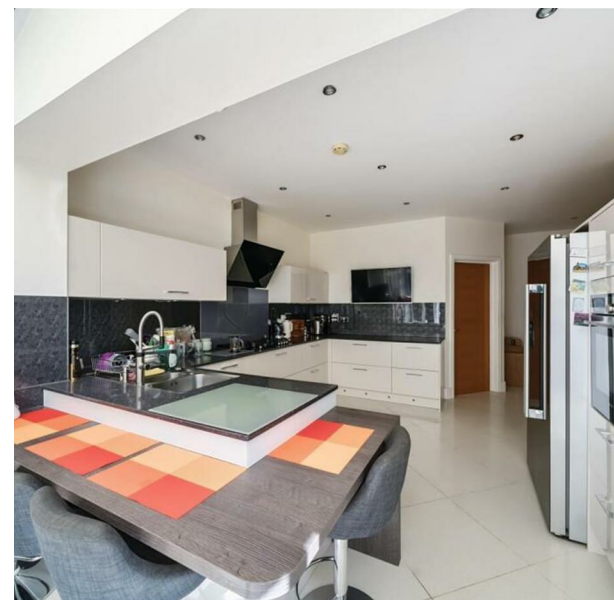
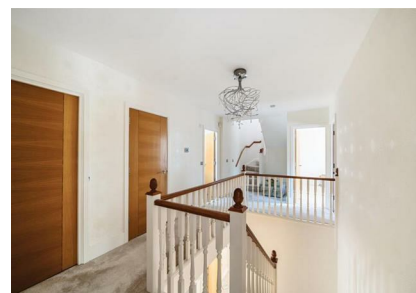


Augustus Close, HA7
Asking Price £1,825,000



Augustus Close, HA7

Asking Price £1,825,000

Located in the prestigious Brockley Park estate, this 5 bedroom, 4 bathroom detached home spans approx. 3,400 sq ft over three floors.

Features include a grand entrance hall, two interconnecting receptions, an office, a modern kitchen, conservatory, and a southwest facing garden with terrace. The integral double garage offers conversion potential (STPP).

Upstairs offers four bedrooms (two en suite) and a family bathroom. The top floor hosts a large studio/living space which could also be used as the principle suite with shower room.

Close to Stanmore Station (Jubilee Line), local shops, top schools, and major road links (A41, M1, M25).

An Impressive 4/5 Bedroom Residence in the Prestigious Brockley Park Estate

Nestled within the award-winning Brockley Park estate - an exclusive enclave of distinguished detached homes set against the backdrop of green belt countryside - this substantial family residence offers a rare opportunity to enjoy both luxury living and natural surroundings. The development spans approximately six acres of open space, creating a peaceful and private environment.

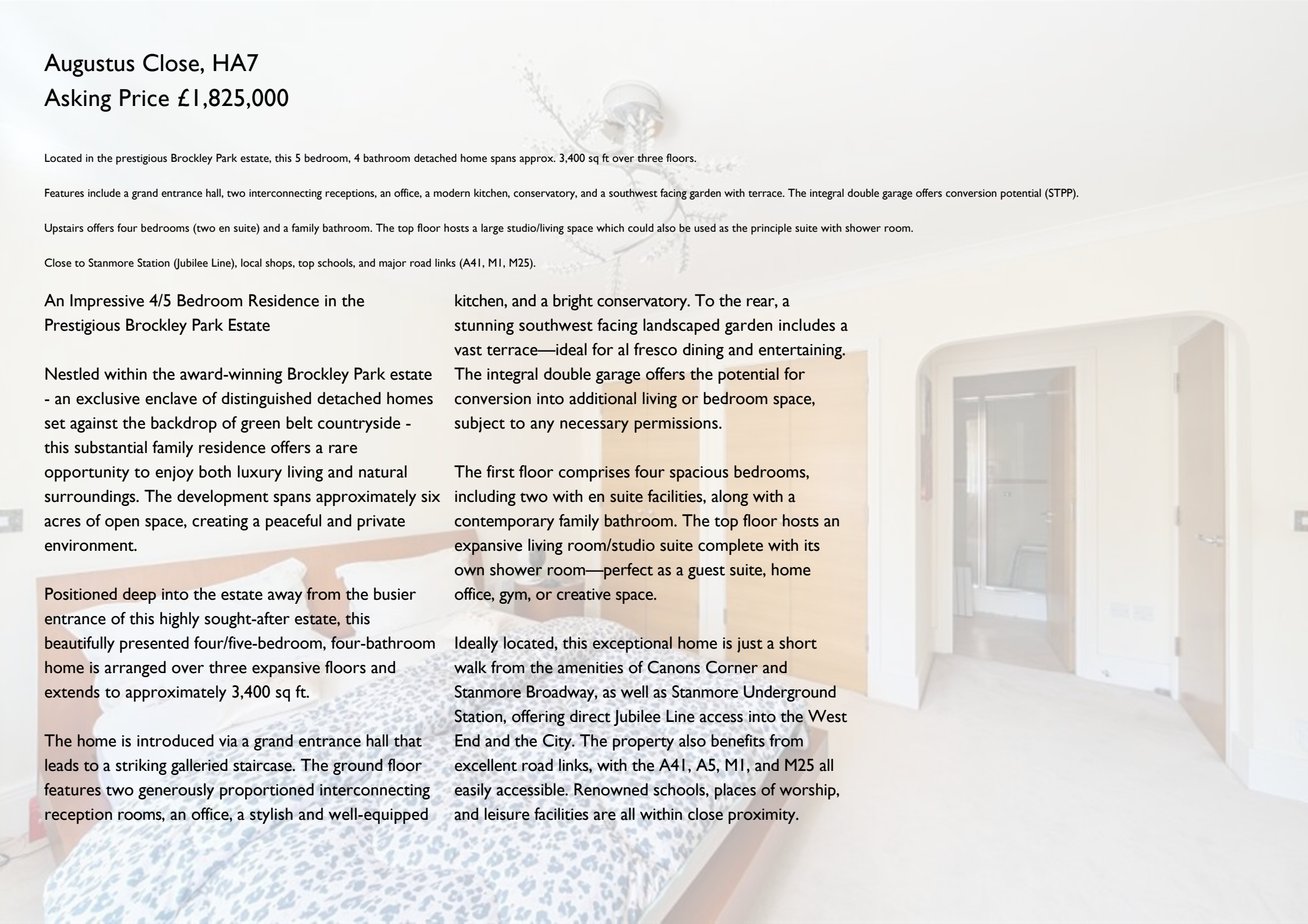
Positioned deep into the estate away from the busier entrance of this highly sought-after estate, this beautifully presented four/five-bedroom, four-bathroom home is arranged over three expansive floors and extends to approximately 3,400 sq ft.

The home is introduced via a grand entrance hall that leads to a striking galleried staircase. The ground floor features two generously proportioned interconnecting reception rooms, an office, a stylish and well-equipped

kitchen, and a bright conservatory. To the rear, a stunning southwest facing landscaped garden includes a vast terrace—ideal for al fresco dining and entertaining. The integral double garage offers the potential for conversion into additional living or bedroom space, subject to any necessary permissions.

The first floor comprises four spacious bedrooms, including two with en suite facilities, along with a contemporary family bathroom. The top floor hosts an expansive living room/studio suite complete with its own shower room—perfect as a guest suite, home office, gym, or creative space.

Ideally located, this exceptional home is just a short walk from the amenities of Canons Corner and Stanmore Broadway, as well as Stanmore Underground Station, offering direct Jubilee Line access into the West End and the City. The property also benefits from excellent road links, with the A41, A5, M1, and M25 all easily accessible. Renowned schools, places of worship, and leisure facilities are all within close proximity.





Augustus Close, Stanmore, HA7

Approximate Area = 3053 sq ft / 283.6 sq m
Limited Use Area(s) = 96 sq ft / 8.9 sq m
Garage = 291 sq ft / 27 sq m
Total = 3440 sq ft / 319.5 sq m

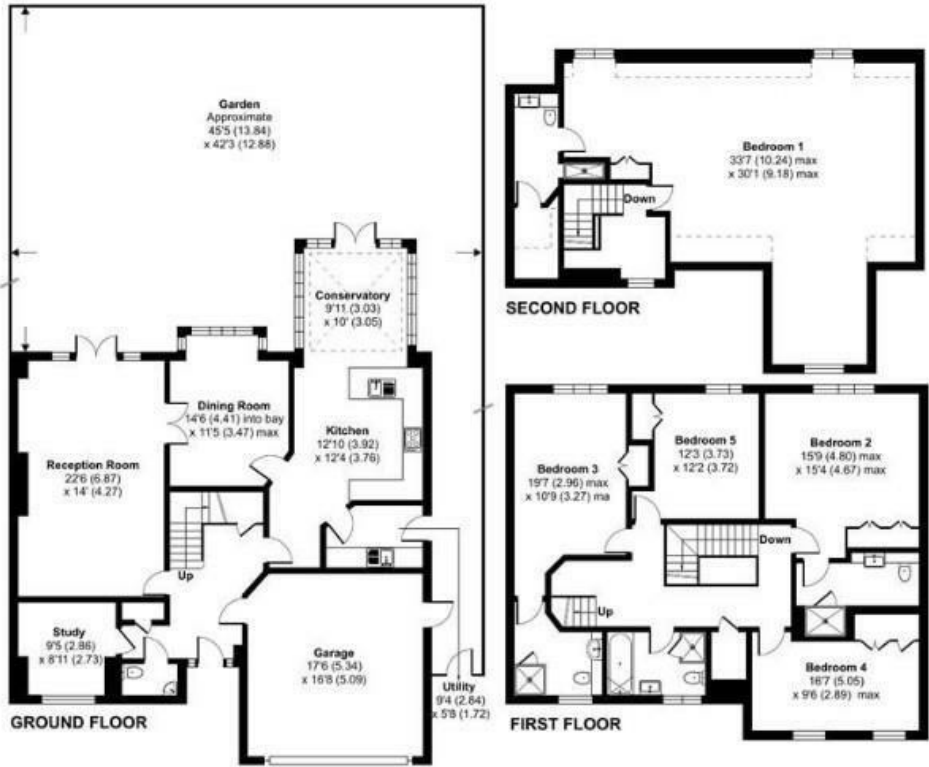
For identification only - Not to scale



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ldn-r.com



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	