

Stanmore Hill, Stanmore, HA7  
£895,000





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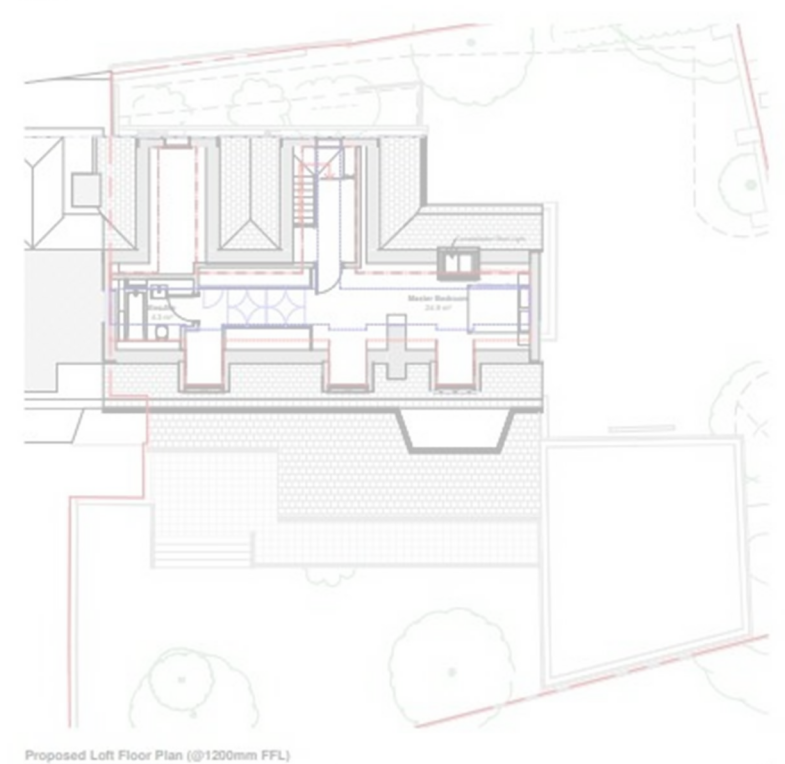
A rare opportunity to create a luxury home of over 2,200 sq ft in the heart of Stanmore. This charming 1930s Arts and Crafts house with four bedrooms, garden, garage and driveway parking comes with granted planning permission, allowing works to begin immediately. Ideally located moments from Stanmore Underground Station and the town centre, it is offered vacant and ready to be transformed into your dream residence.

This elegant 1930s Arts and Crafts house offers a rare combination of character, proportion, and potential. With its charming façade, original period detailing, and generous four-bedroom layout, the property is the perfect foundation for an impressive luxury home in excess of 2,200 sq ft.

The house enjoys a private rear garden, garage, and additional driveway parking, all within moments of Stanmore Underground Station and the vibrant boutiques, cafés, and amenities of Stanmore town centre.

While the property is in need of modernisation, it is offered with the invaluable advantage of granted planning permission, allowing the new owners to immediately begin transforming the house into a bespoke family residence of exceptional scale and style. The current owners have already undertaken the hard work of the planning process, making this a truly turn-key development opportunity.

Whether your vision is a contemporary statement home or a sensitive restoration blending modern luxury with Arts and Crafts charm, this vacant property provides the ideal canvas. Few opportunities in Stanmore combine such a desirable location, architectural character, and the potential to create a home of this calibre.







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GROSS INTERNAL AREA  
 TOTAL: 209 m<sup>2</sup>/2,249 sq ft  
 FLOOR 1: 111 m<sup>2</sup>/1,193 sq ft, FLOOR 2: 98 m<sup>2</sup>/1,056 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	44	
England & Wales		EU Directive 2002/91/EC