

Stanmore Hall, 7 Wood Lane, Stanmore, HA7 4JY
Asking Price £1,650,000



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Council Tax Band: G

A rare opportunity to acquire an expansive (2,700+ sq ft) penthouse within the prestigious gated development of Stanmore Hall, set in two acres of landscaped gardens. This luxurious apartment features a wrap-around private roof terrace, a 36 ft reception room, four double bedrooms (three en suite), and a master suite with walk-in dressing room. Further benefits include concierge, portering, leisure facilities including a heated indoor swimming pool, secure underground parking for two cars, private storage, and visitor parking.

Planning permission has been granted to divide the property into two separate penthouse apartments, offering exceptional flexibility for future resale, rental or multi-generational living

Apartments of this scale and calibre are rare in Stanmore, particularly within a development as elegant and storied as Stanmore Hall. This exceptional penthouse offers over 2,700 sq ft of beautifully appointed accommodation, including a stunning wraparound private roof terrace, and comes with the added advantage of approved planning permission to divide the space into two distinct penthouse apartments. providing flexibility for the future without compromising on lifestyle today.

As it stands, the apartment is a perfect home for luxury living, featuring a grand master suite with walk-in dressing room and en suite bathroom, three further double bedrooms (two with en suites), a stylish kitchen/diner, utility room, and an expansive 36 ft reception/dining room flooded with natural light and offering direct access to the terrace, which affords panoramic views over the two acres of landscaped communal gardens.

Ideal for owner-occupiers seeking space, privacy, and

elegance, the property is located within one of the area's most prestigious gated developments and is complemented by first-class amenities, including a heated indoor swimming pool, concierge, portering, secure underground parking for two cars, visitor parking, and a private storage room.

At the same time, the approved planning consent allows a future owner the option to create two self-contained penthouses, opening up possibilities for multigenerational living, future investment resale, or luxury rental income. It's a rare blend of lifestyle and long-term flexibility, rarely seen in a development of this calibre.

Situated on Wood Lane, to the north of Stanmore Hill, the property enjoys easy access to local shopping and dining in Stanmore and Bushey Heath, and excellent transport connections to Central London and beyond.

We are advised by our client the service charge amounts to circa £9000 bi-annually.

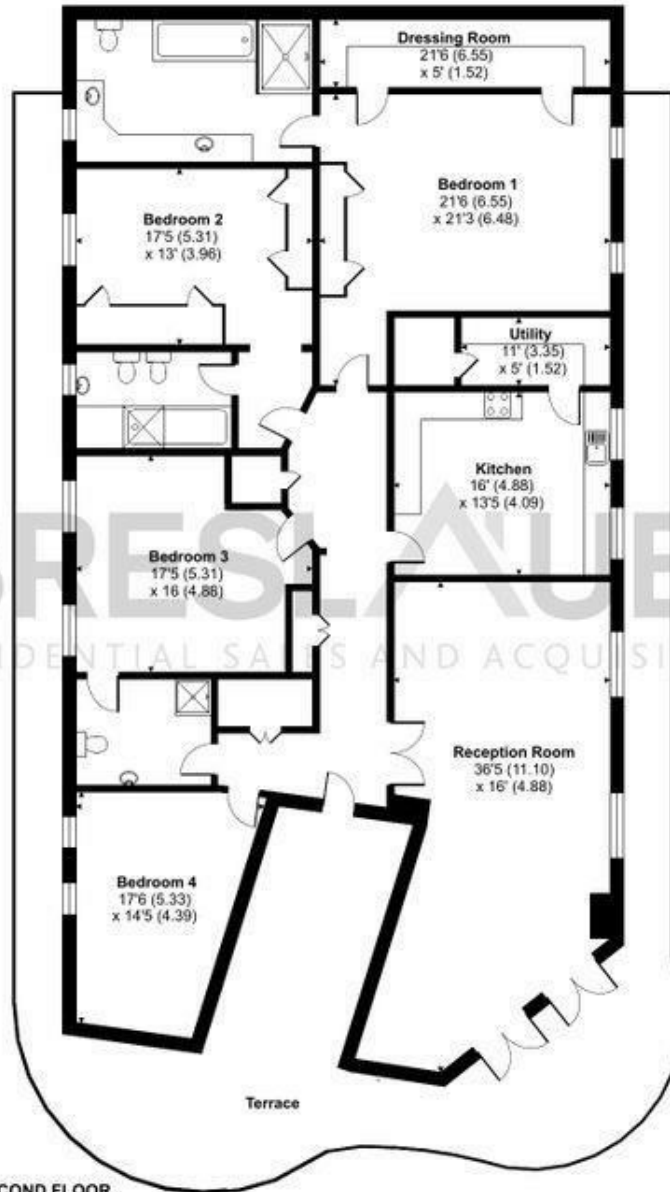




Stanmore Hall, Wood Lane, Stanmore, HA7

Approximate Area = 2728 sq ft / 253.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Breslauer Ltd. REF: 955462.



Common Road, Stanmore, HA7 3HX

020 8050 8810

info@ldn-r.com

ldn-r.com

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		
	72	81
England & Wales		EU Directive 2002/91/EC