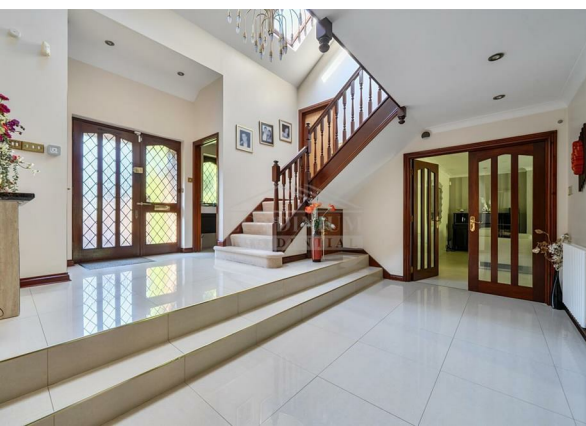
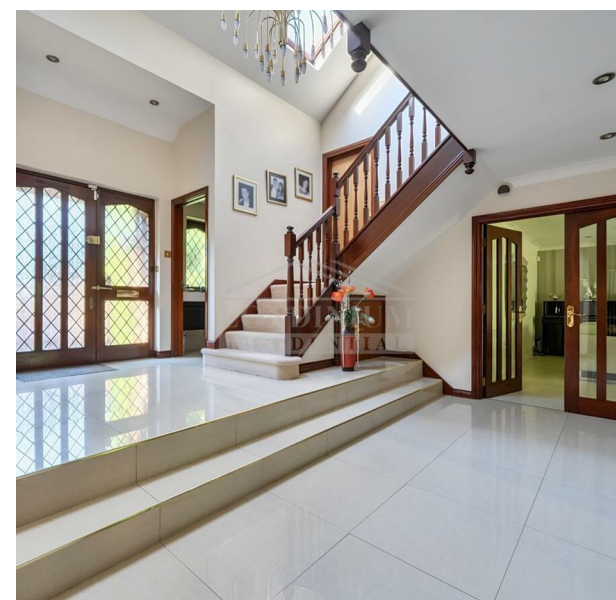


Fallowfield, Stanmore
£2,195,000



Fallowfield, Stanmore

£2,195,000

An exceptional five-bedroom detached family residence extending to approximately 3,500 sq ft, occupying a mature plot on one of Stanmore's most prestigious roads. Offering expansive reception space, three bathrooms, a beautifully landscaped south facing rear garden and excellent scope to further enhance, subject to the necessary planning permissions.

Occupying a generous plot within one of Stanmore's most sought-after residential enclaves, this impressive detached family home extends to approximately 3,500 sq ft (including garage and outbuilding) and offers exceptional proportions, beautifully maintained gardens and outstanding scope to further modernise, personalise or extend (subject to the necessary consents).

A grand reception hall with a striking galleried landing creates an immediate sense of arrival, setting the tone for the generous accommodation beyond. Designed with family living and entertaining in mind, the ground floor offers four substantial reception rooms comprising a formal drawing room, elegant dining room, family room and an additional reception ideal as a home office, playroom or snug.

The contemporary kitchen enjoys attractive views across the rear garden and is complemented by a separate utility room with spice kitchen and direct external access, while an integral double garage provides excellent storage or potential for conversion, subject to planning permission.

The first floor provides five generously proportioned bedrooms arranged around the impressive galleried landing. The luxurious principal suite benefits from extensive fitted wardrobes and a beautifully appointed en-suite bathroom, whilst a guest bedroom also enjoys its own en-suite facilities. Three further double bedrooms are served by a stylish family bathroom, creating exceptionally comfortable accommodation for growing families.

To the rear, the property enjoys a beautifully landscaped and wonderfully private south facing garden extending to approximately 87 feet. Surrounded by mature

trees and established planting, the garden provides a tranquil setting with an expansive terrace perfectly suited to summer entertaining, alfresco dining and family life. A detached garden outbuilding offers additional versatility as a studio, gym, home office or storage space.

The property also benefits from a large frontage with ample off-street parking together with the integral garage.

Fallowfield is widely regarded as one of Stanmore's premier residential roads, favoured for its peaceful setting, generous plots and convenient access to an excellent selection of amenities. Stanmore Broadway offers an array of boutiques, cafés, restaurants and supermarkets, whilst the area is exceptionally well served by renowned independent and state schools including North London Collegiate School, Haberdashers' Boys' and Girls' Schools, Merchant Taylors' School, St Helen's School and Avanti House.

For commuters, Stanmore Station (Jubilee Line) provides direct access into Central London, with nearby road links including the A41, M1 and M25 offering excellent connectivity across London and beyond.

Offering an enviable combination of space, location and future potential, this is a rare opportunity to acquire a substantial family residence in one of Stanmore's most prestigious addresses.







Fallowfield, Stanmore, HA7

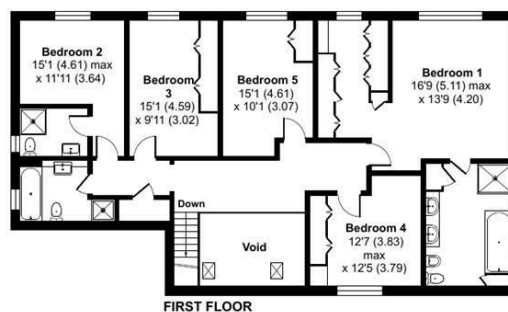
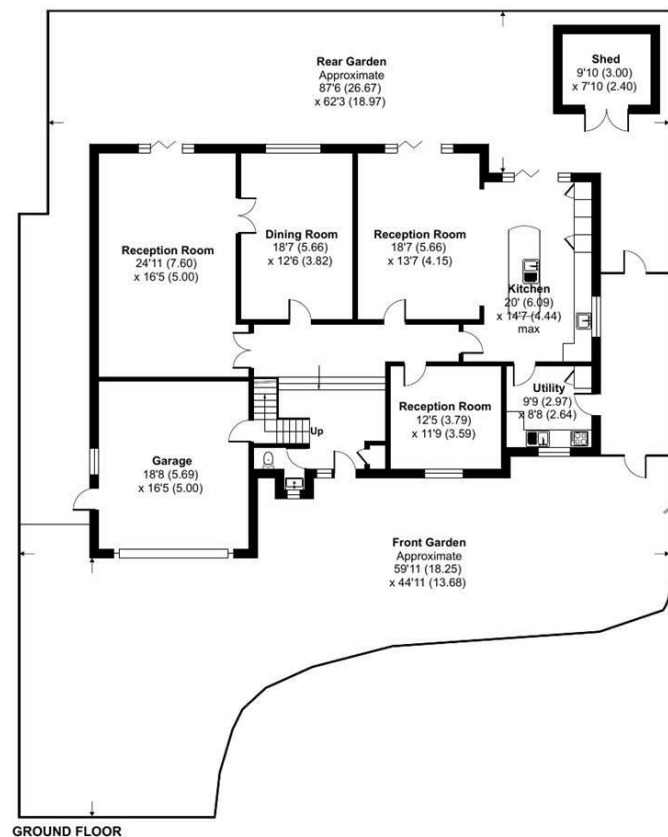
Approximate Area = 3106 sq ft / 288.5 sq m (excludes void)

Garage = 312 sq ft / 28.9 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 3496 sq ft / 324.6 sq m

For identification only - Not to scale



Common Road

Stanmore

HA7 3HX

020 8050 8810

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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		