



{ PYNNACLES CLOSE STANMORE HA7
£4,000 PER MONTH AVAILABLE 20/11/2021

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Pynnacles Close Stanmore HA7

£4,000 Per Month
Unfurnished

 **5 Bedrooms**
 **5 Bathrooms**
 **4 Receptions**

Features

Detached family residence, Double garage, Heated Swimming pool, Unfurnished, Available November

Hamptons

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Set back in a discrete position within this exclusive tree lined close, The Spinney occupies one of the most extensive plots in this highly desirable location. This deceptively spacious property currently presents over 4,000 sq ft of living accommodation and grounds in the region of 0.6 acres. The expansive and secluded rear garden extends to over 200ft and includes a heated swimming pool.

The Property

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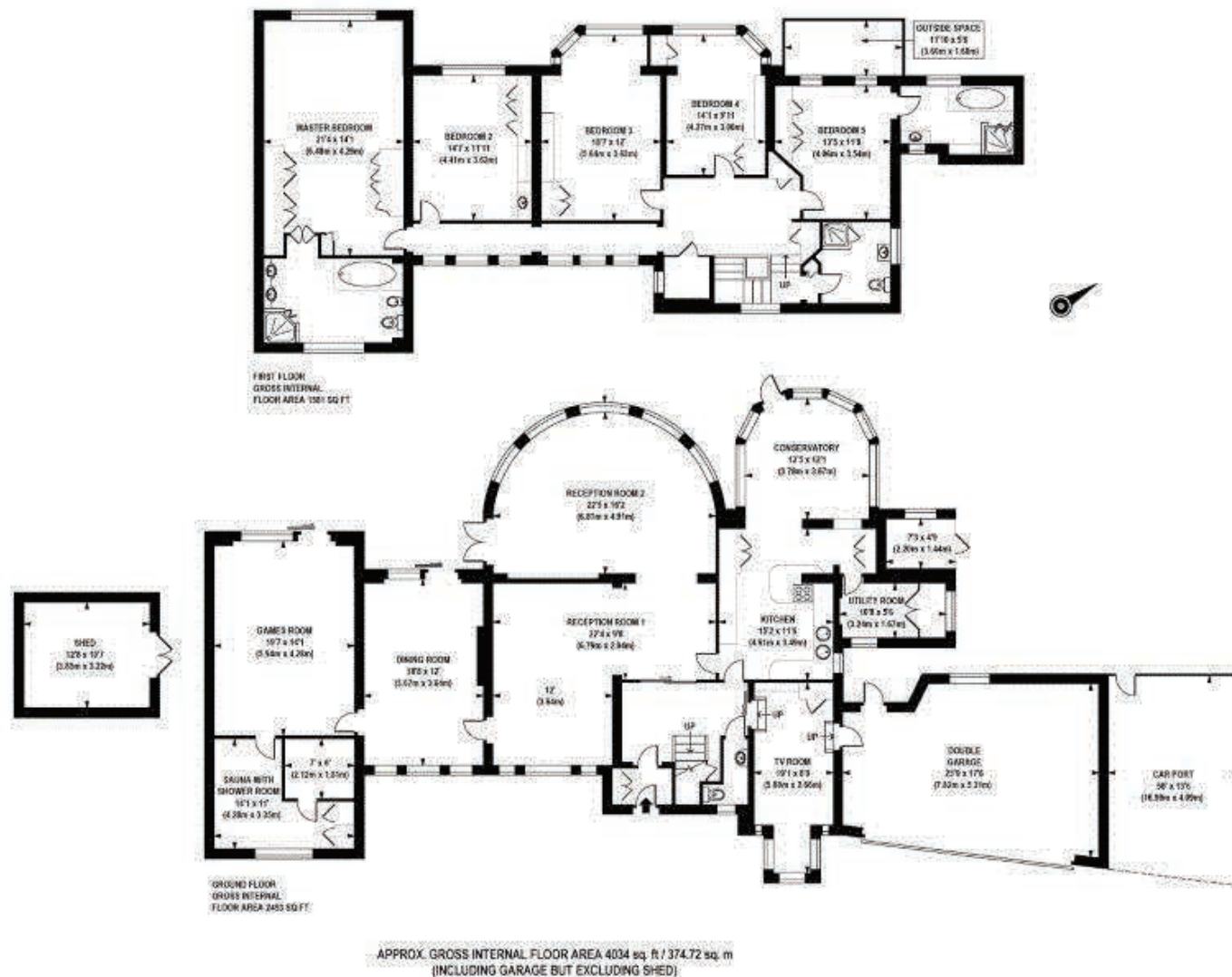
Location

Pynnacles Close is located within walking distance from the many boutiques, cafes, restaurants, supermarkets and banks on the high street. The green open spaces of Bentley Priory and Stanmore Country Park are a short walk from the house as is the 120 year old picturesque

Stanmore Golf Club. The property is close to private schools including North London Collegiate School, Haberdashers' Aske's School (school coach pick-up from Stanmore station) and the new French Lycée International de Londres School opening in Wembley (11 minutes from Stanmore station). Stanmore underground station (Jubilee Line) is a short distance from the property; allowing quick access into central London (33 minutes to Bond Street), the City (45 minutes to Moorgate) or Canary Wharf (49 minutes). The M1, M25 and A41 motorways are all within a short drive.



{ PEACE AND QUIET LIVING



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.

CP CREATIVE
Property Marketing

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore

include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

Energy Efficiency Rating		
How energy efficient does the building cost?	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
39-44 G		
35-38		
For energy efficient - higher rating costs		
England & Wales		
EU Directive 2002/91/EC		

