



Merrion Avenue, Stanmore, HA7 4RY

This impressive four/five-bedroom home is situated in a prime Stanmore location, offering a well-thought-out layout and elegant presentation throughout.

The ground floor boasts two generous reception rooms, perfect for both entertaining and family living. The modern eat-in kitchen is complemented by a convenient utility room and a guest WC. The rear garden is a private oasis, partially laid to lawn with a combination of patio and decking areas, ideal for outdoor dining and relaxation. A sizeable outbuilding provides flexible space, perfect for use as a workshop, studio, or additional storage.

Upstairs on the first floor, the master suite features built-in wardrobes and an en-suite bathroom, providing a comfortable retreat. The second bedroom is a spacious double with fitted wardrobes, while the third smaller double bedroom offers versatility as a guest room or home office. An additional study/bedroom and a family bathroom complete this level, ensuring ample space for family and guests.

The loft conversion is a standout feature, offering a large double bedroom with a modern en-suite shower room and extensive eaves storage, perfect for those needing extra space without compromising on style.

Located on the highly desirable Merrion Avenue, this property is within easy reach of Stanmore Tube Station (Jubilee Line) and the heart of Stanmore, with its array of shops, cafes, and amenities. The area is also home to several well-regarded schools, including the prestigious North London Collegiate, making it an ideal choice for families.

Freehold: £949,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£995,000 Subject to Contract
Tenure: Freehold

Approximate Area: 1733 sq. ft. / 160 sq. m
Local Authority: Harrow Council





Approximate Gross Internal Area = 1733 sq ft / 160 sq m



Floor 2

This plan is for layout guidance only and is not drawn to scale unless specified.
All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate.
For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.