



THE ESTATE COMPANY



Leavesden Road, Stanmore, Middlesex, HA7 3RQ

Offers In Excess Of £1,600,000

- Excellent Condition
- 2779 Sq Ft
- Beautifully Manicured Front and Rear Garden.
- Gated
- Detached
- Off Street Parking
- Six Bedrooms
- Spacious Kitchen/Breakfast Room

29 Leavesden Road, Stanmore HA7 3RQ

A beautifully presented, bright and spacious six bedroom (2779 Sq Ft), three bathroom, detached house situated off Gordon Avenue, one of Stanmore's finest roads. The property benefits from gated off street parking and a beautifully manicured front and rear garden.

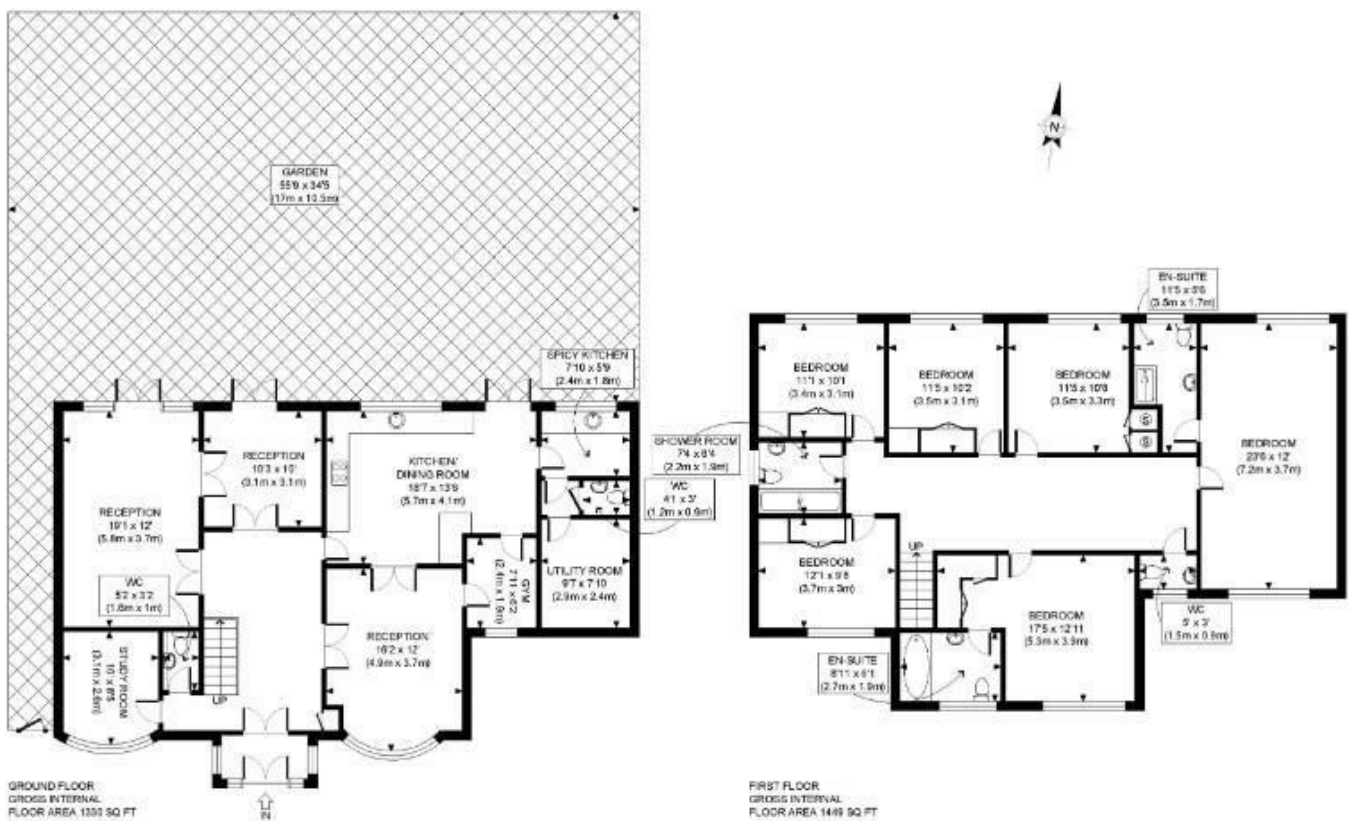
The property is offered in excellent decorative condition and offers excellent living accommodation, as well as a spacious kitchen/breakfast room.

Leavesden Road is conveniently located for all the local amenities of Stanmore, including restaurants and cafes, Stanmore underground station (Jubilee Line) as well as the excellent private and state schools in the vicinity, including North London Collegiate, Avanti House and Haberdashers. Stanmore Golf Club is within a short walking distance.



Council Tax Band:

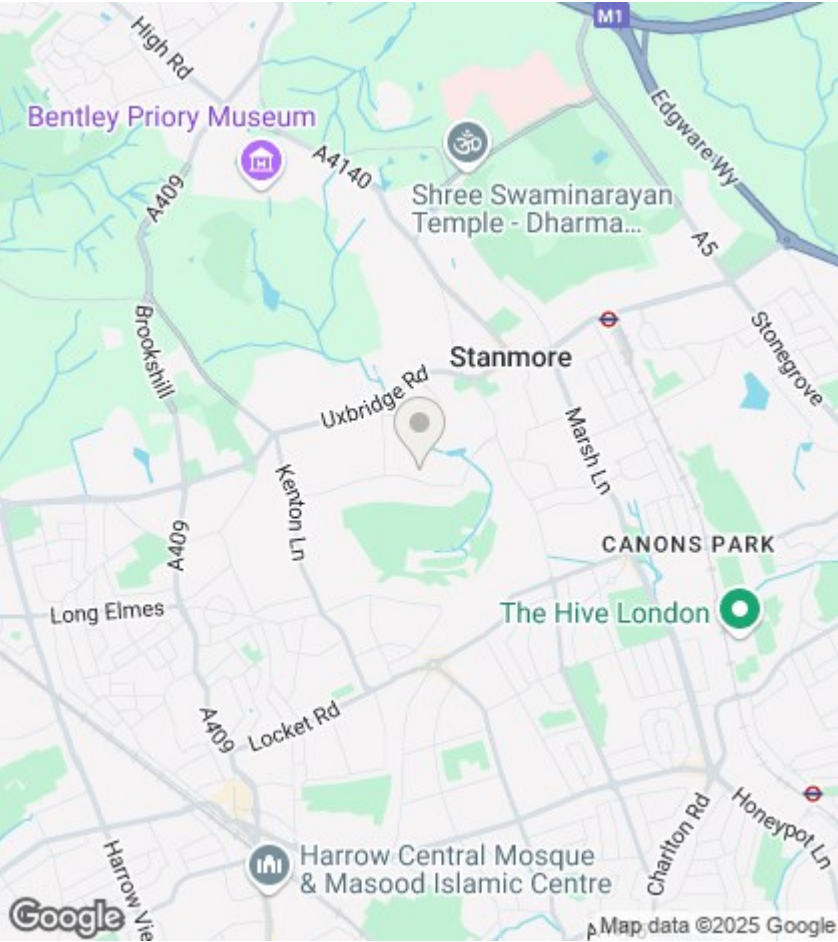




PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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