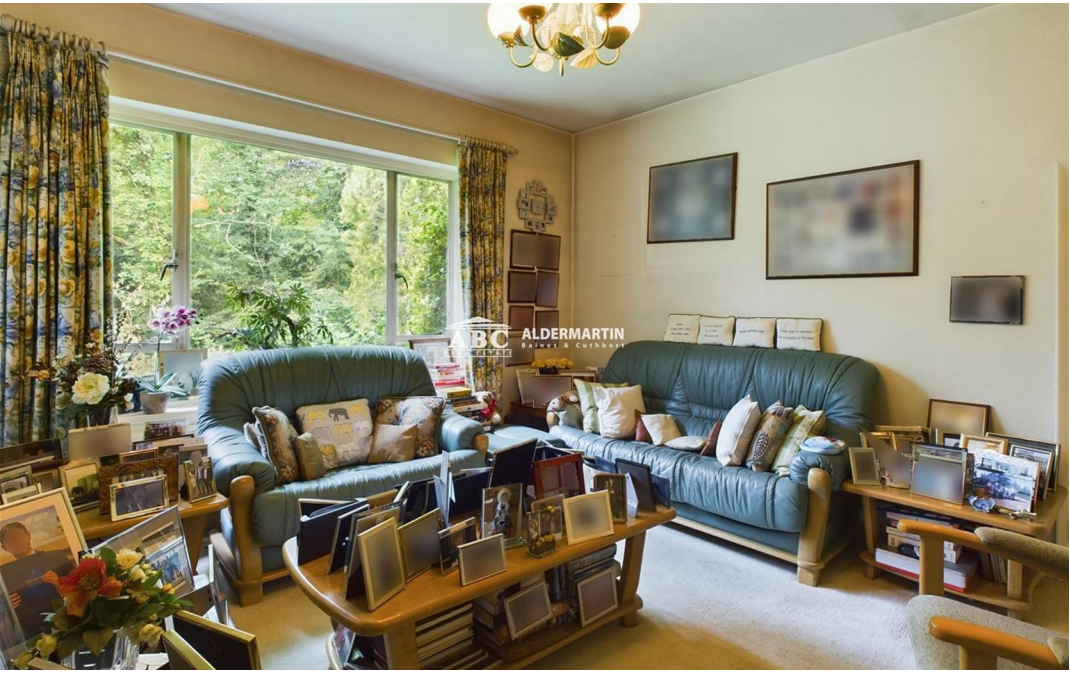


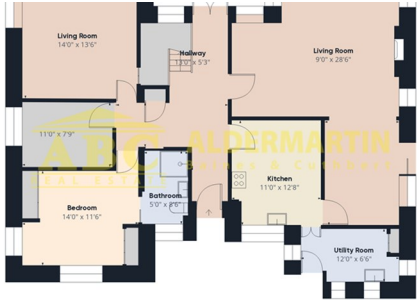
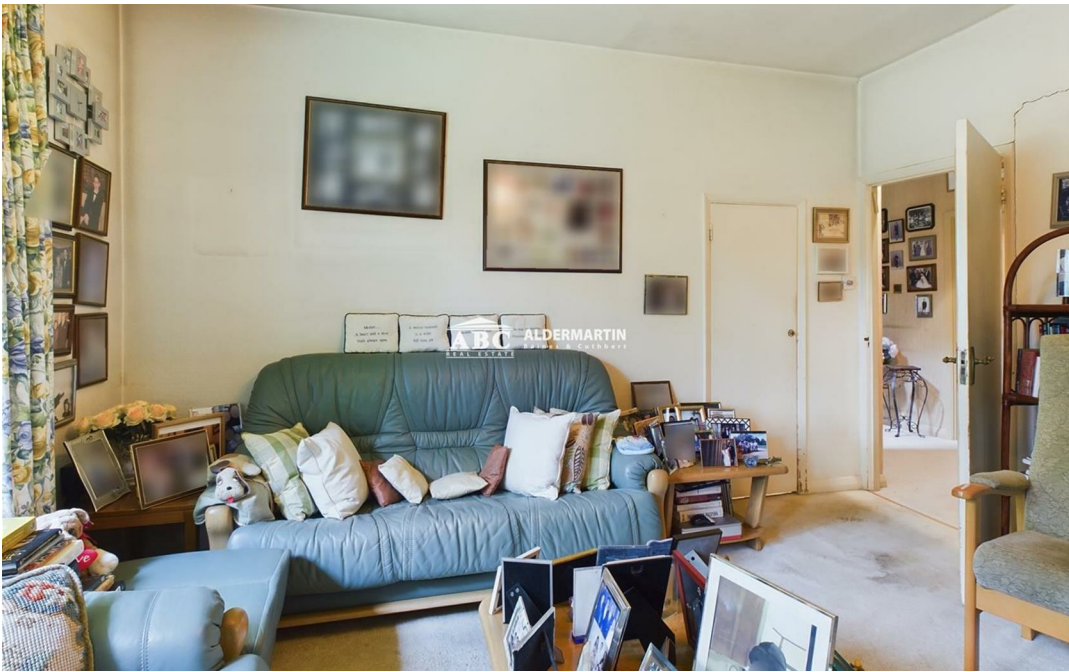


Aylmer Drive, Stanmore HA7 3EG

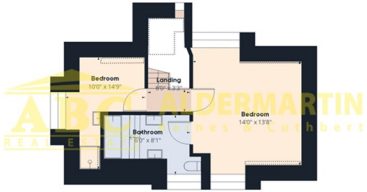
£2,895,000
Freehold







Floor 0



Approximate total area¹⁾
1708.02 ft²
Reduced headroom
11.09 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

- DETACHED FAMILY HOME
- POTENTIAL TO EXTEND AND ADD VALUE
- COUNCIL TAX BAND F - EPC RATING C
- HALF AN ACRE PLOT

- FABULOUS VIEWS
- THREE/FOUR RECEPTION ROOMS
- PRIME LOCATION

- TREMENDOUS OPPORTUNITY
- TWO/THREE BEDROOMS
- TWO BATHROOMS

We earnestly recommend that you view this amazing opportunity without delay.



Floor 1

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC