

Dalkeith Grove Stanmore



This unique five-bedroom, two-bathroom property, completely rebuilt from the ground up in the 1960s, features a distinctive facade unlike any other house on the road.

The high ceilings and spacious open rooms throughout the interior further reflect this unique character. The ground floor boasts an impressive reception room leading to a dining area that seamlessly flows into a bright kitchen. Additional benefits include a double garage, carriage driveway for three cars and a mature, private south-east-facing garden.

The first floor presents five bedrooms and two bathrooms, one of which serves as an ensuite to the main bedroom.

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Buckingham House West
The Broadway
Stanmore HA7 4EB

Whilst the current owners have styled this home to their own taste, there is still exciting potential to customise the interior and extend the property to the side or even into the roofline, subject to obtaining the necessary planning consents - this could transform the house into a truly imposing family home.

Houses on Dalkeith Grove are always in high demand, not only because of the excellent local schools and proximity to the highly acclaimed North London Collegiate School for Girls but also due to the convenient access to Stanmore Underground Station and major road links, including the A41, A1, M1, and M25. Additionally, Stanmore Broadway, with its variety of shops and restaurants, is easily accessible.



Asking Price £1,295,000 Freehold

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Accommodation and Amenities:

Entrance Hall * Large Reception Room * Dining Room Intercommunicating with the Kitchen/Breakfast Room * Guest Cloakroom * Master Bedroom with En Suite Bedroom and Dressing Room/Bedroom 5 * Three Further Bedrooms * Family Bathroom * Separate WC * Landscaped Rear Garden * Double Garage * Carriage Driveway with Parking for Three Cars

NB: Due to the EPC rating of this property, it may be difficult to obtain a mortgage. Please seek independent advice.



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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | 12 |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

WWW.EPC4U.COM

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