



11A Gordon Avenue | Stanmore | HA7 3QE

FINE & COUNTRY



DESCRIPTION

Set behind a wide frontage, the property is approached via a large shingle driveway providing ample parking and leading to a detached annex. The annex comprises a double garage on the ground floor with a self-contained apartment above, offering a reception room, bedroom, and bathroom — ideal for guests, extended family, or flexible living arrangements.

The main house provides beautifully proportioned and versatile accommodation across two floors. The ground level features a welcoming entrance hall leading to four impressive reception rooms: a double-aspect lounge filled with natural light, an elegant formal dining room, a comfortable family/TV room, and a well-appointed kitchen/breakfast room designed for everyday living and informal entertaining.

Upstairs, five superb bedrooms offer generous proportions. The principal suite enjoys a spacious dressing area and a luxurious en suite bath and shower room. Bedroom two also benefits from its own en suite, while a further stylish family bathroom serves the remaining bedrooms.

Externally, the property is complemented by mature, well-maintained gardens to both front and rear. The rear garden, framed by charming Wisteria, creates a delightful backdrop for relaxation and outdoor entertaining. Recently installed solar panels further enhance the home's energy efficiency.

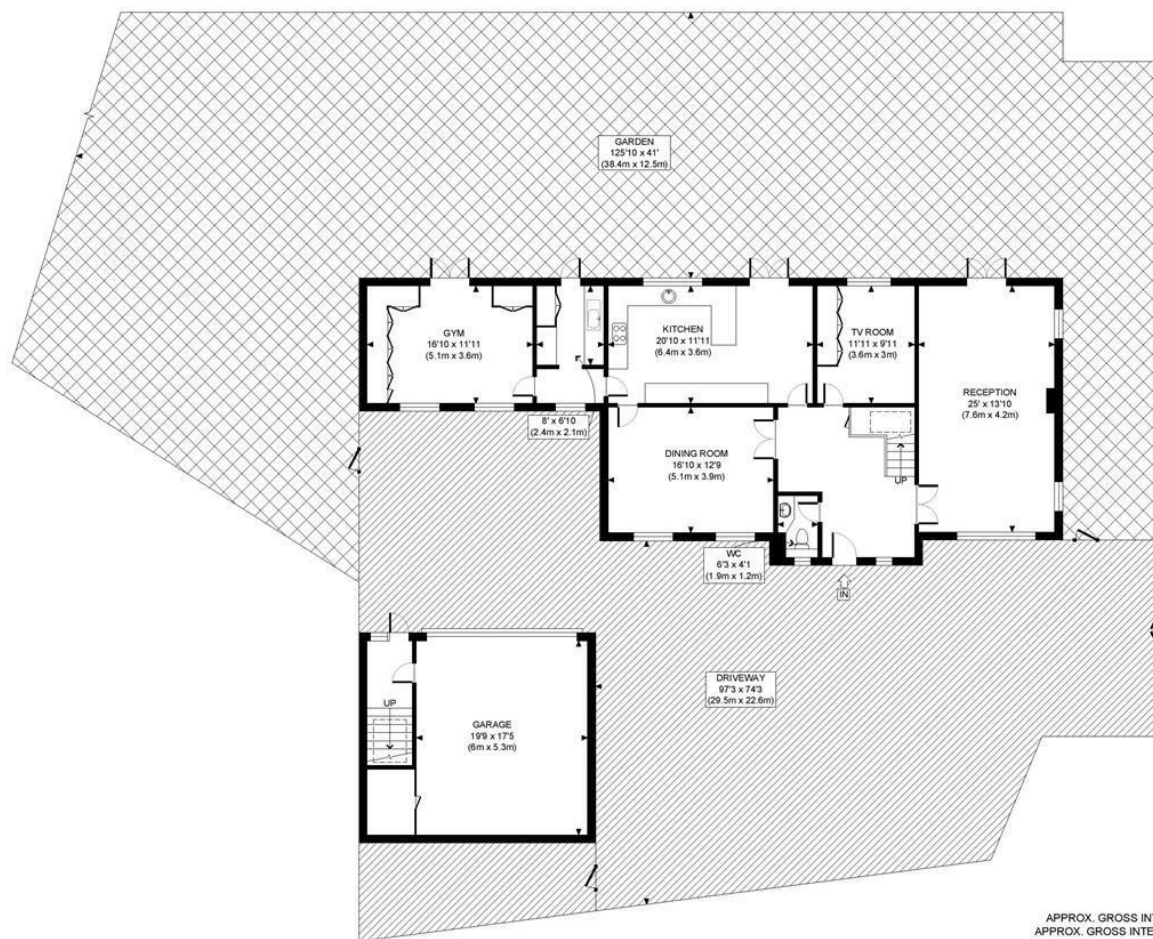
Perfectly positioned for family life, this property offers convenient access to Stanmore's array of shops, cafés, and amenities. Excellent transport links include Stanmore Underground Station (Jubilee Line), providing swift access into London, while the M1, M25, and A41 are all easily reached. Recreational facilities are abundant, with Stanmore Golf and Cricket Clubs, Aldenham Country Park, and premium fitness centres such as David Lloyd and Village Gym all nearby.

The area also boasts an excellent selection of schools, both private and state, including Haberdashers' Aske's, North London Collegiate, and St Margaret's.









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1485 SQ FT



FIRST FLOOR (STUDIO)
GROSS INTERNAL
FLOOR AREA 444 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1222 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 3574 SQ FT/ 332 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 3131 SQ FT/ 291 SQM

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	65
(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



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