

A RARE OPPORTUNITY TO CREATE SOMETHING EXTRAORDINARY

Aylmer Drive, Stanmore, HA7

Offers Over
£2,500,000







A Remarkable Setting

A rare development opportunity on one of Stanmore's most remarkable plots.

Set within the prestigious private Aylwards Estate, Aylmer Drive offers a truly unique opportunity in an enviable setting.

The existing property sits on an exceptional plot of approximately half an acre, with an impressive double-width frontage of around 28 metres. Most significantly, the rear and side of the garden directly adjoin Bentley Priory nature reserve, creating an extraordinary sense of privacy and connection with the surrounding landscape.

The setting is genuinely special. The protected nature reserve is rich in wildlife, and it is not unusual for fallow deer to wander towards the rear of the garden in the early evening. For the current homeowners, these encounters have become a wonderfully unique part of everyday life, with the deer often coming close enough to be fed and petted.

Behind the private estate's entrance, the property also benefits from 24-hour security, providing an additional level of privacy and peace of mind rarely found in London.


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The Opportunity

The existing detached house provides a substantial foundation, but it is the potential of the site that makes this such an exciting proposition.

Following an initial architectural assessment, the site is considered to offer the potential for two alternative development schemes: a single substantial residence of up to approximately 12,000 sq ft, or two detached homes of approximately 5,500-6,000 sq ft each. These figures exclude any basement accommodation.

Architectural CGI illustrations have been prepared to demonstrate how both options might look, highlighting the versatility of the plot and the opportunity to create a home tailored to individual requirements.

The feasibility of either scheme remains subject to the relevant planning process and all necessary consents. In particular, the implications of the site's protected trees, although preliminary studies suggest limited constraint. The potential heritage or archaeological significance of the dykes on the site also remains to be established.

Neither scheme should be regarded as having planning permission. Prospective purchasers are advised to undertake their own investigations and satisfy themselves as to the feasibility of their preferred development.

The opportunity is therefore less about acquiring an existing house and more about securing an exceptional piece of Stanmore and the opportunity that presents itself.

Despite its private and secluded setting, Aylmer Drive is conveniently positioned for Stanmore's amenities, with the High Street less than a mile away. Stanmore Underground Station, providing direct access to central London via the Jubilee line, is approximately 1.2 miles away, while the M1, M25 and A41 are also readily accessible.

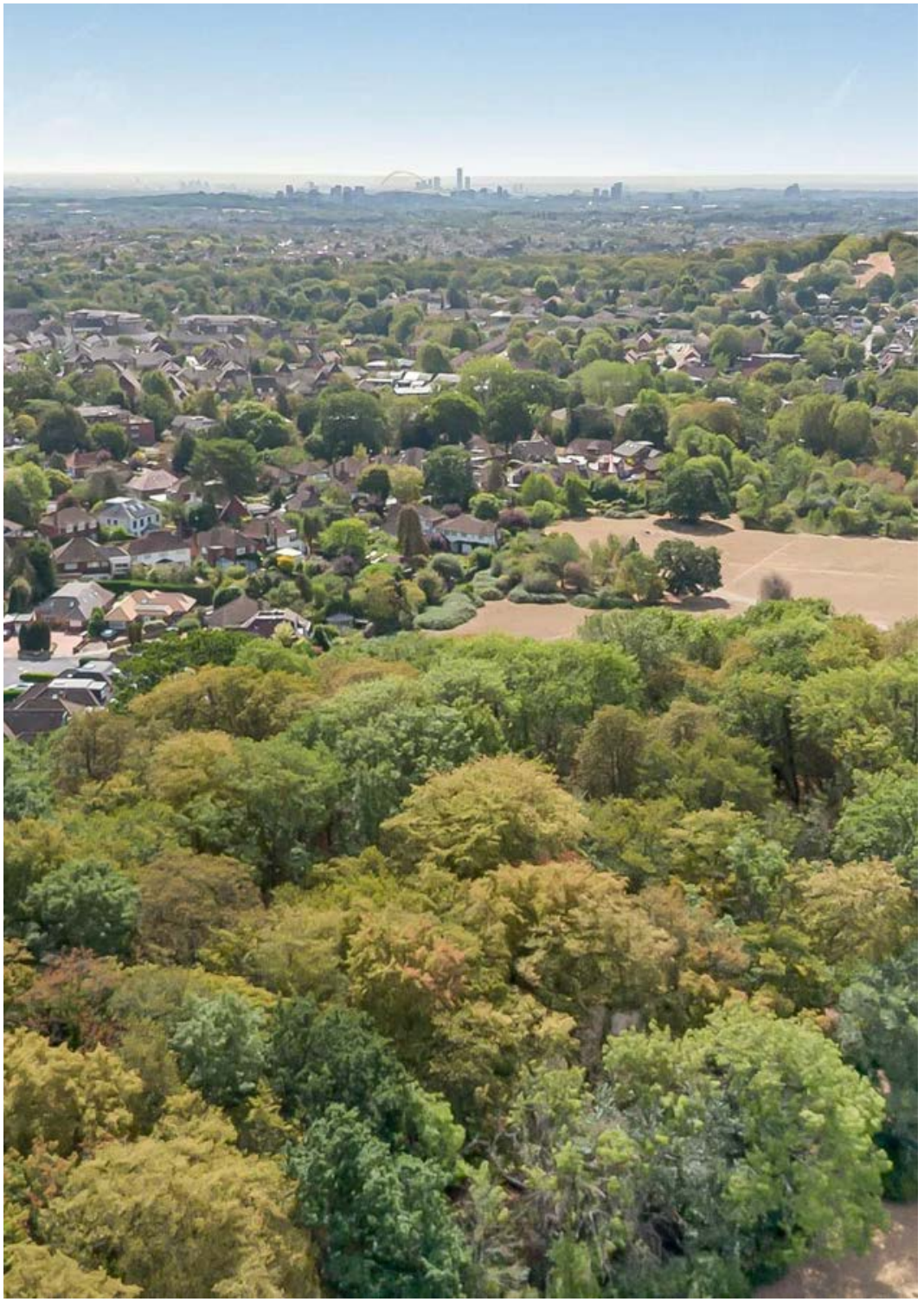
The area is particularly well served by highly regarded schools, including Haberdashers', North London Collegiate School and Merchant Taylors' School.





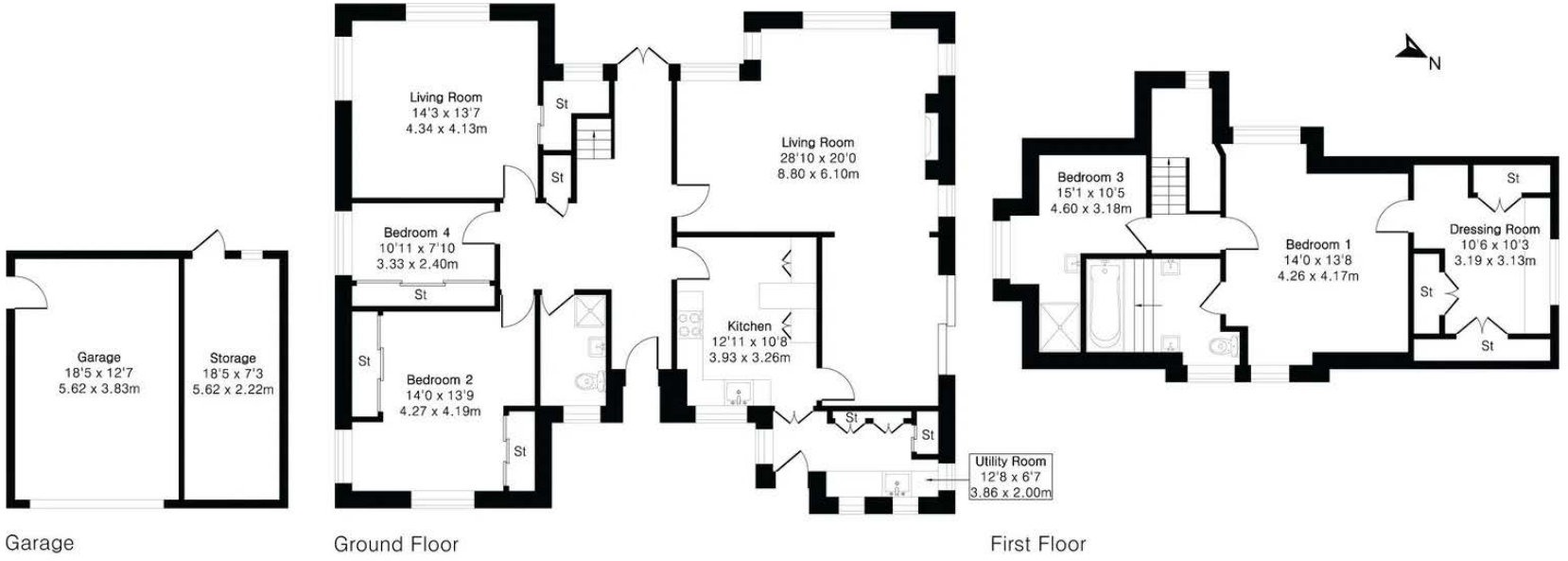






Approximate Gross Internal Area 2024 sq ft - 189 sq m
(Excluding Garage)

Ground Floor Area 1394 sq ft – 130 sq m
First Floor Area 630 sq ft – 59 sq m
Garage Area 374 sq ft – 35 sq m





To arrange a viewing and for more information please contact Scott Henderson:

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