

CAMDEN CHASE



**A RARE OPPORTUNITY
TO CREATE SOMETHING EXTRAORDINARY**
Aylmer Drive, Stanmore, HA7

£2,795,000



A Remarkable Setting

A rare opportunity to create an exceptional home on one of Stanmore's most remarkable plots.

Set within the prestigious private Aylwards Estate, Aylmer Drive offers a truly unique opportunity to create a magnificent bespoke residence 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 Priors 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 gates, 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. With neighbouring homes having been enhanced and redeveloped, there is considerable scope to explore the creation of a substantial new residence, subject to the necessary planning permissions.

The opportunity is therefore less about acquiring an existing house and more about securing an exceptional piece of Stanmore on which to create a home entirely around your own requirements.

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.

An extraordinary plot. An exceptional setting. A rare opportunity to create something truly your own.

Council Tax Band: G
EPC Rating: E

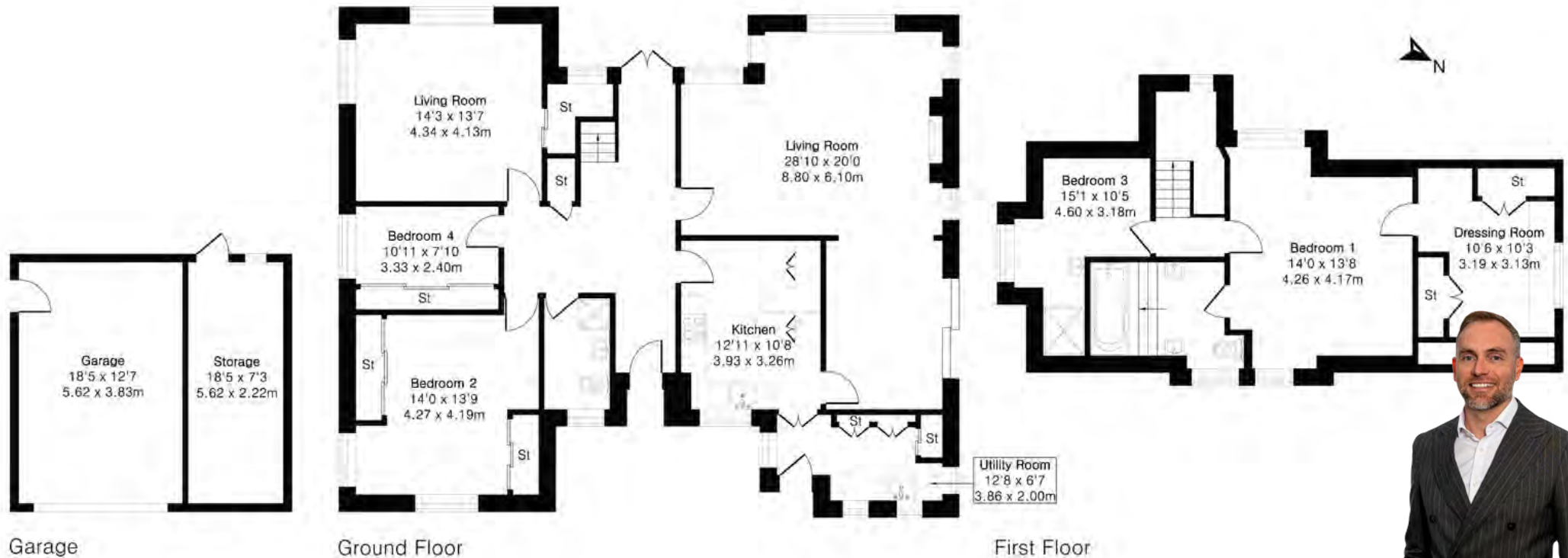


**Approximate Gross Internal Area 2024 sq ft - 189 sq m
(Excluding Garage)**

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



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