



## Soane Square

Stanmore

£1,300,000

A three bedroom, two bathroom house in excellent condition throughout in Bentley Priory with Davidson Frost-Wellings.

Downstairs the house has a dine-in kitchen, a spacious reception room, guest WC and lots of built-in storage. Upstairs the house has a large master bedroom with built-in wardrobes and ensuite bathroom. There are also two further double bedrooms and a family bathroom.

The house also benefits from a 50' private rear garden with beautiful views over the estate.

Bentley Priory Estate offers 57 acres of parkland the focus of which is an 18th Century, Grade II Listed, converted Stately Home which has served as a home for the Dowager Queen Adelaide, a hotel, and girls school before being acquired by the Royal Air Force to form RAF Fighter Command.

The estate benefits from a 24 hour concierge service, manned security entrance gates, two tennis courts, allocated parking spaces for residents, additional guest parking, a small children's playground and private access to the park land surrounding the estate.

Harrow Council tax band G.  
Service charge £4,000 pa

- Three bedrooms
- Two bathrooms
- Excellent condition
- Bentley Priory
- End of terrace house
- Freehold

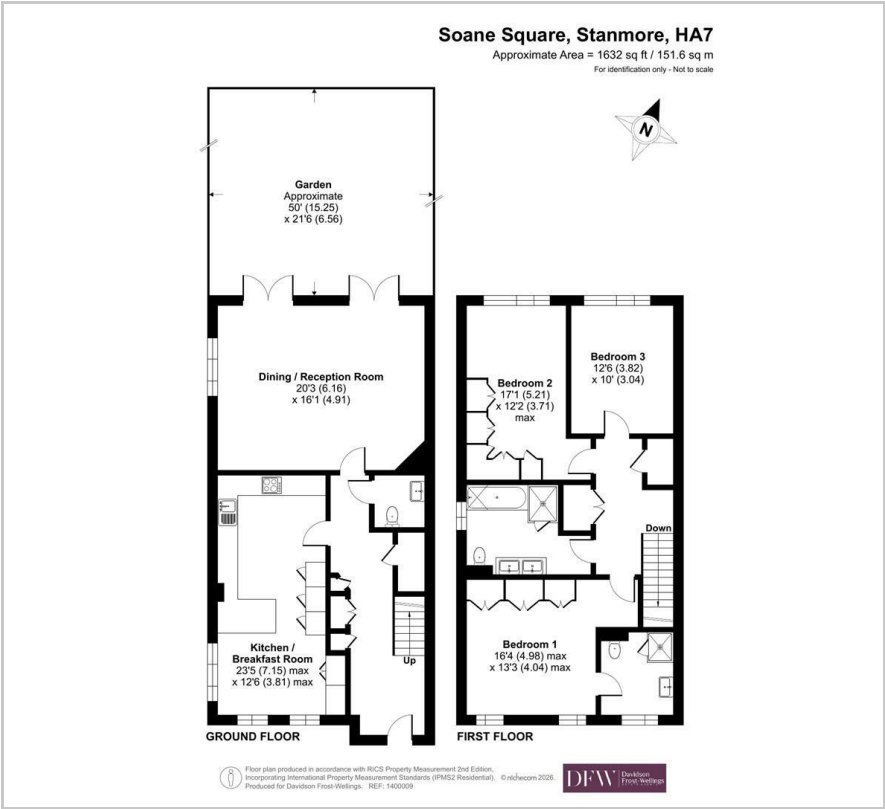
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

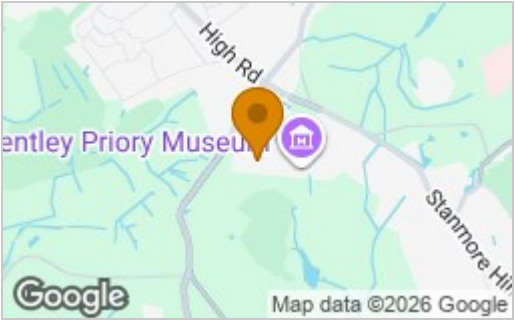




Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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