

39B Gordon Avenue, Stanmore, HA7 3QQ
£1,095,000



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Council Tax Band: G

A spacious four bedroom, two bathroom detached house of approximately 1,950 sq ft, located on one of Stanmore's most sought-after residential roads. The property features a south-facing garden, off-street parking, a principal bedroom with balcony, and versatile living accommodation including a sitting room, dining room, kitchen/breakfast area and utility room. Conveniently situated near Stanmore's shopping facilities, Jubilee Line station, schools, recreational amenities, and major road links, with potential for further extension subject to planning consent.

Londinium is delighted to present this four bedroom, two bathroom detached residence, situated on one of Stanmore's most sought after residential roads. The property offers well balanced family accommodation extending to approximately 1,950 sq ft, complemented by a south facing garden and the potential for further enlargement, subject to planning consent.

The house is ideally located within easy reach of Stanmore's shopping facilities and Jubilee Line underground station, providing convenient access to Central London. The area is also well served by a choice of schools, places of worship and leisure amenities including Stanmore Golf Club, with major motorway connections close at hand.

The ground floor comprises a sitting room, dining room, kitchen and breakfast area, utility room and guest cloakroom. On the first floor there are four bedrooms, including a principal bedroom with private balcony and en-suite bathroom, with an additional family bathrooms. Externally, the property benefits from off street parking to the front, while the rear garden enjoys a southerly aspect, providing an attractive setting for family use and outdoor entertaining.

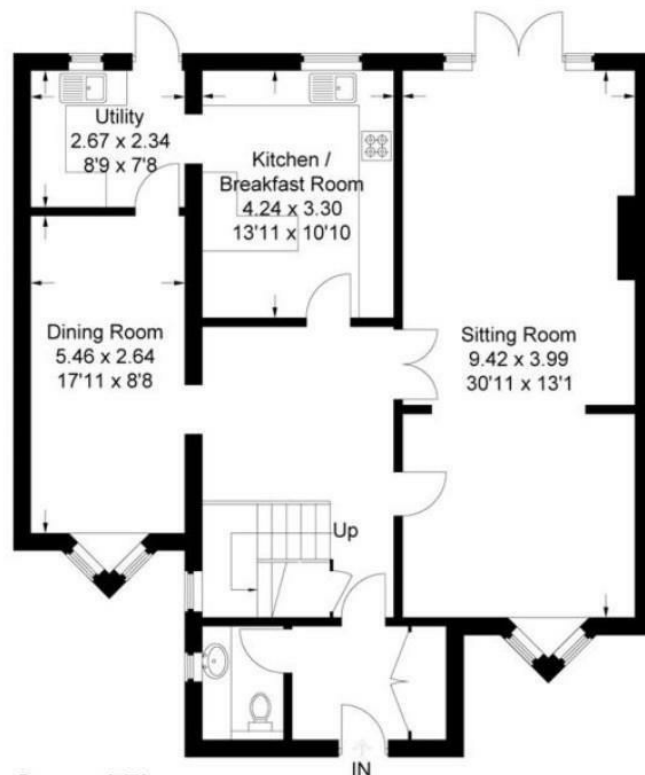
Planning permission had previously been granted for a double storey side extension, and it is considered that a similar application would likely be granted again, offering scope to further enhance the property.



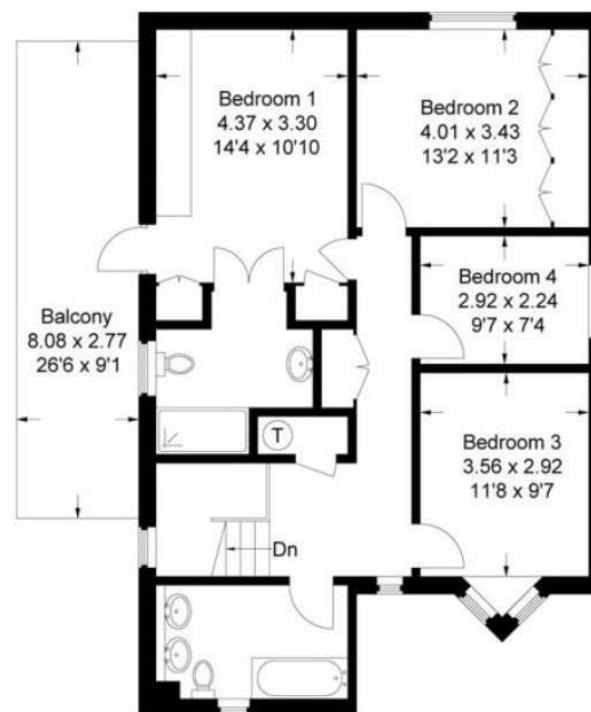


Common Road, Stanmore, HA7 3HX
 020 8050 8810
 info@ldn-r.com
 ldn-r.com

Approximate Gross Internal Area
 Ground Floor = 103.8 sq m / 1117 sq ft
 First Floor = 77.6 sq m / 835 sq ft
 Total = 181.4 sq m / 1952 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	