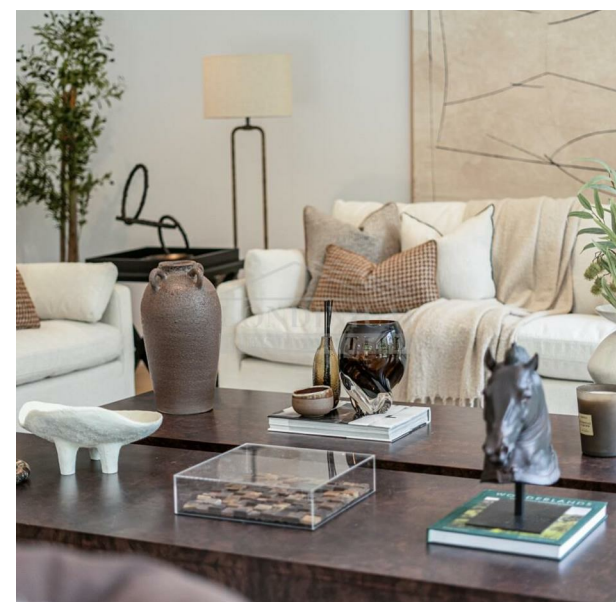


Fallowfield, Stanmore
Asking Price £2,999,000



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An outstanding new build approx 4,500 sq ft family residence backing directly onto the private Deer Park situated within Bentley Priory. Combining contemporary architecture, outstanding craftsmanship, generous living accommodation and an unrivalled position, this exceptional new build residence represents a unique opportunity to acquire one of the area's most remarkable brand new family homes.

An exceptional architect-designed residence extending to approximately 4,500 sq ft, occupying a truly remarkable position backing directly onto the privately owned Deer Park within Bentley Priory Open Space. Combining striking contemporary design with one of the area's most captivating natural settings, this outstanding home offers a lifestyle seldom found in North West London.

Situated within one of Stanmore's most sought-after residential enclaves, Fallowfield is renowned for its collection of substantial detached homes, peaceful surroundings and unique proximity to Bentley Priory Open Space. The area has long been favoured by discerning purchasers seeking a balance between privacy, natural beauty and convenient access to Central London.

Arranged over three impressive floors, the accommodation has been thoughtfully designed to provide an exceptional balance of grand entertaining spaces and luxurious day-to-day family living. The centrepiece of the home is the breathtaking open-plan kitchen, dining and family room, where extensive floor-to-ceiling glazing floods the space with natural light and perfectly frames the panoramic views across the garden and parkland beyond. Designed to maximise the property's unique position, these striking architectural features create a seamless connection between the home and the surrounding landscape. Two sets of bi-folding doors open directly onto separate terraces, creating an effortless flow between the interior and exterior spaces. Whether entertaining on a grand scale, enjoying al fresco dining or simply relaxing with family, these terraces provide the perfect setting from which to enjoy the spectacular outlook. Complementing the principal living space are a formal sitting room, cinema room, games room and two dedicated home offices, providing an abundance of versatile living and working space.

The bedroom accommodation is equally impressive. Three luxurious bedroom suites benefit from their own walk-in wardrobes and beautifully appointed en-suite bathrooms, whilst all bedrooms enjoy impressive vaulted ceilings that enhance the feeling of space and grandeur. The magnificent principal suite occupies a privileged position within the home and features a bespoke dressing area, elegant en-suite bathroom and a stunning covered balcony. From here, residents can enjoy uninterrupted views across Bentley Priory Open Space, creating a private sanctuary from which to appreciate the remarkable setting.

Externally, the property is approached via a generous private driveway providing ample off-street parking for

numerous vehicles, together with a substantial detached garage offering additional parking and storage. To the rear, the beautifully landscaped garden has been designed to complement the home's exceptional setting, providing expansive areas of lawn and terrace ideal for both entertaining and family enjoyment. With the Deer Park beyond, the garden offers an extraordinary sense of space and seclusion, creating the feeling of living within the surrounding parkland itself. Whether hosting summer gatherings, enjoying outdoor dining or simply unwinding at the end of the day, the outdoor space provides a truly remarkable backdrop.

The specification extends beyond aesthetics, incorporating a Mitsubishi air source heat pump, whole-house MVHR ventilation, underfloor heating throughout and a carefully curated palette of premium materials including Swedish Kährs Coastal Oak flooring, Mandarin Stone porcelain, bespoke Lusso bathrooms and a Rotpunkt German kitchen with Siemens StudioLine appliances.

What truly distinguishes this home, however, is its extraordinary relationship with the surrounding landscape. Beyond the rear garden lies a vast expanse of protected open space, creating a backdrop of rare beauty, privacy and tranquillity. Floor-to-ceiling windows throughout the rear of the property have been carefully positioned to capture these exceptional views, whilst deer are regularly seen grazing beyond the garden, providing a daily connection with nature that is rarely found in such a prestigious residential location. The changing seasons continually transform the outlook, ensuring a view that remains captivating throughout the year.

Despite its peaceful setting, the property remains exceptionally well connected. Stanmore's vibrant town centre offers an excellent selection of restaurants, cafés, boutiques and everyday amenities, whilst Stanmore Underground Station (Jubilee Line) provides direct access to Canary Wharf, the West End and the City. The area is also particularly well regarded for its outstanding educational opportunities, being conveniently located for a number of highly regarded independent and state schools including North London Collegiate School, Haberdashers' Boys' School, Haberdashers' Girls' School, Merchant Taylors' School and St Helen's School.

A home of exceptional quality, scale and architectural merit, where contemporary luxury meets one of Stanmore's most breathtaking natural settings. Rarely does a property combine such outstanding accommodation with a setting of this calibre, making this a truly exceptional opportunity within one of the area's most desirable locations.









Fallowfield, Stanmore, HA7

Approximate Area = 4302 sq ft / 399.6 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

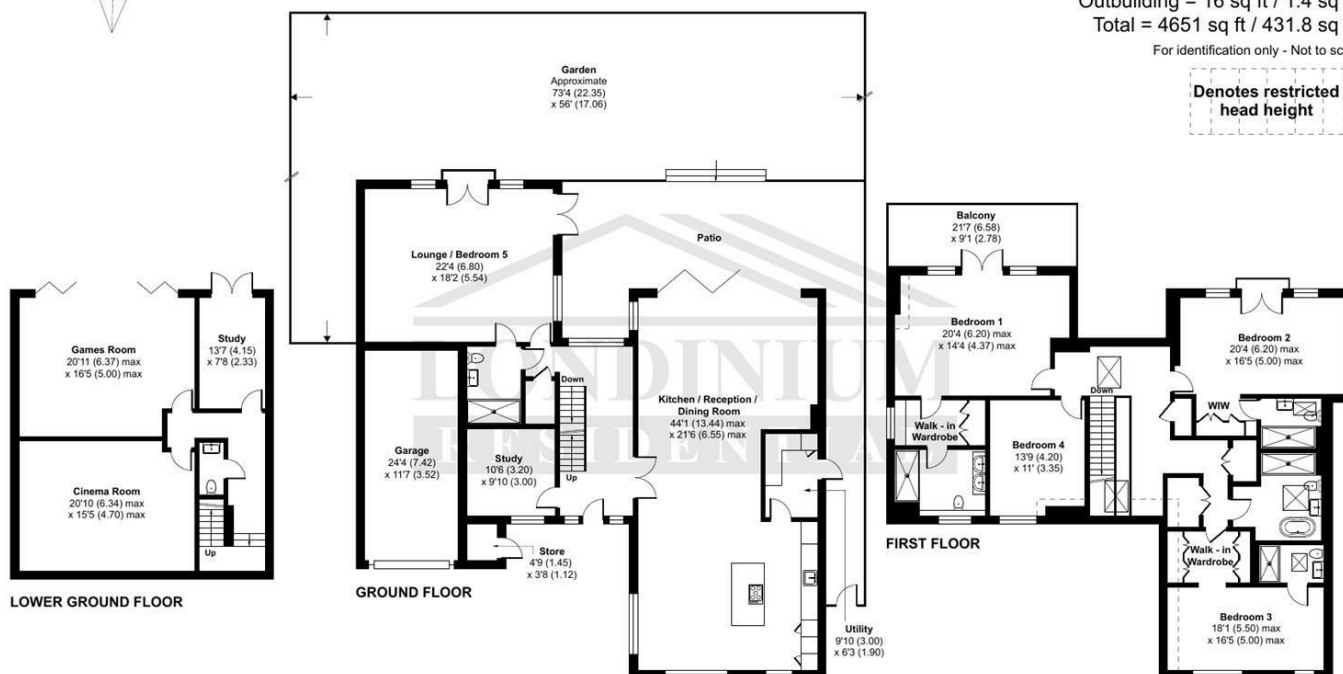
Garage = 275 sq ft / 25.5 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 4651 sq ft / 431.8 sq m

For identification only - Not to scale

Denotes restricted
head height



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Londinium Residential. REF: 1480451

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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