

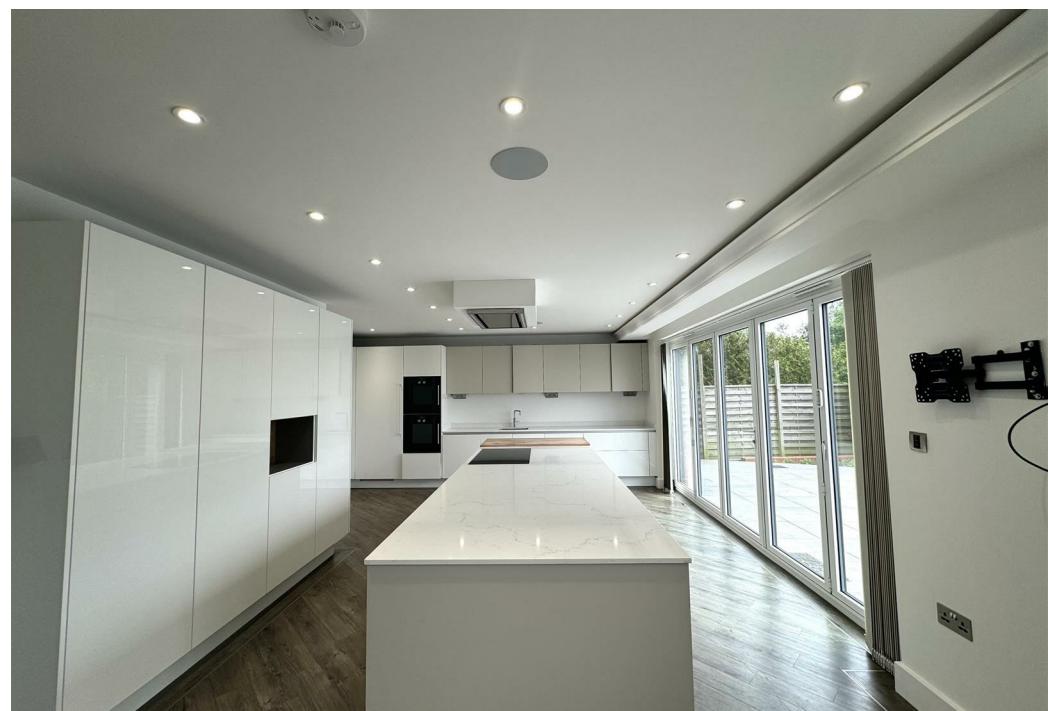


2 The Stables, Allum Lane, WD6 3FR

£7,500 Per Month Per Month

richard
james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA
richardjames.biz





Property Description

A substantial 5 bedroom detached family house situated in an exclusive gated development in the heart of Elstree, overlooking fields, greenery with fantastic and uninterrupted views of the rolling hills of Elstree.

The bright and spacious accommodation is arranged over three floors with the ground floor briefly comprises; an entrance hall, leading to an open plan kitchen/dining room and a further reception room. The property additionally benefits from a utility room and a guest wc..

The first floor benefits from 4 double bedrooms, two of which benefit from the use of a Jack and Jill bathroom and the rest are en-suite.

The lower ground floor comprises of a cinema room fitted with a bar, playroom/office and a bedroom with en-suite shower room.

Key Features

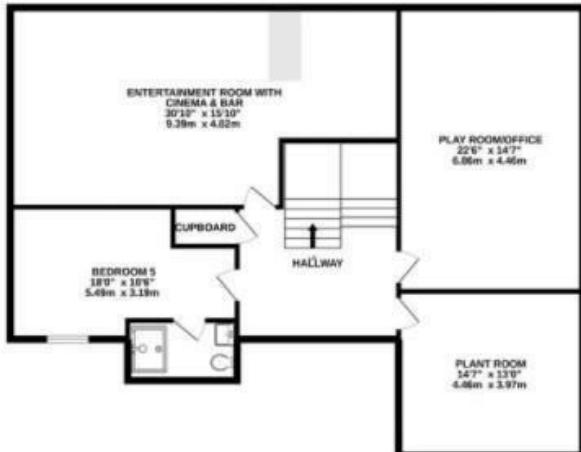
- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- FOUR BATHROOMS
- CINEMA ROOM
- SECLUDED GARDEN
- GATED DEVELOPMENT
- UNFURNISHED
- COUNCIL TAX BAND H

Important Information

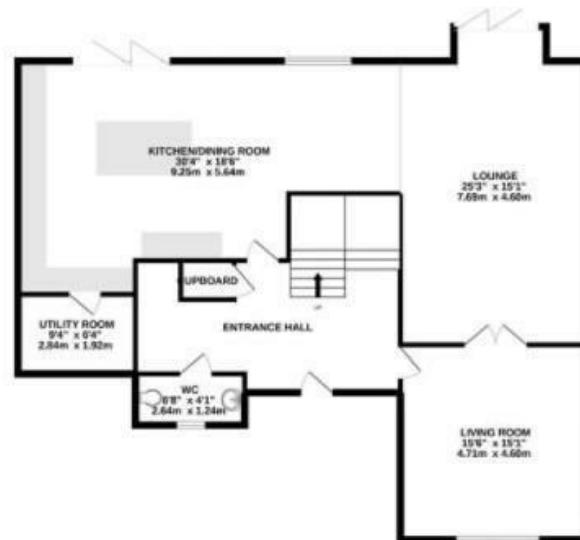
- **Price:** £7,500 Per Month
- **Tenure:**
- **Council Tax Band:** H
- **EPC:** B
- **Location:** Elstree

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	91
(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	

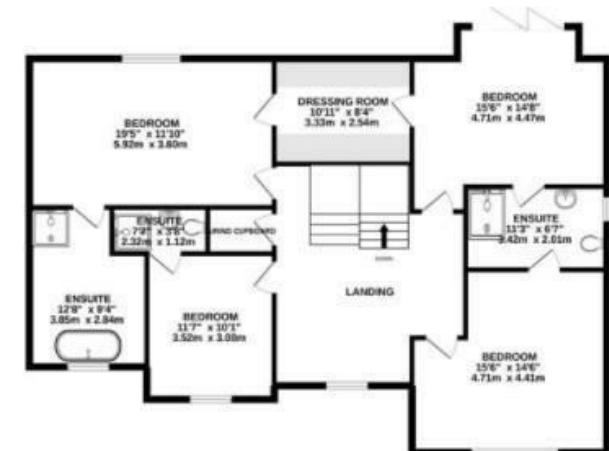
BASEMENT
1358 sq.ft. (126.2 sq.m.) approx.



GROUND FLOOR
1400 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR
1291 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA : 4049 sq.ft. (376.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA
richardjames.biz