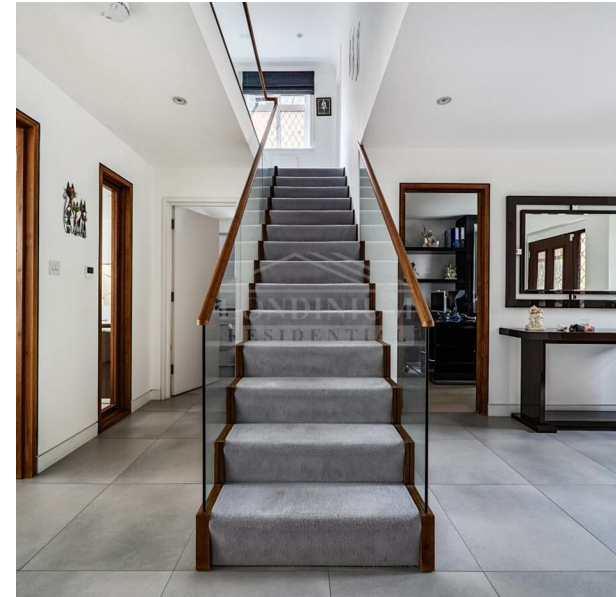
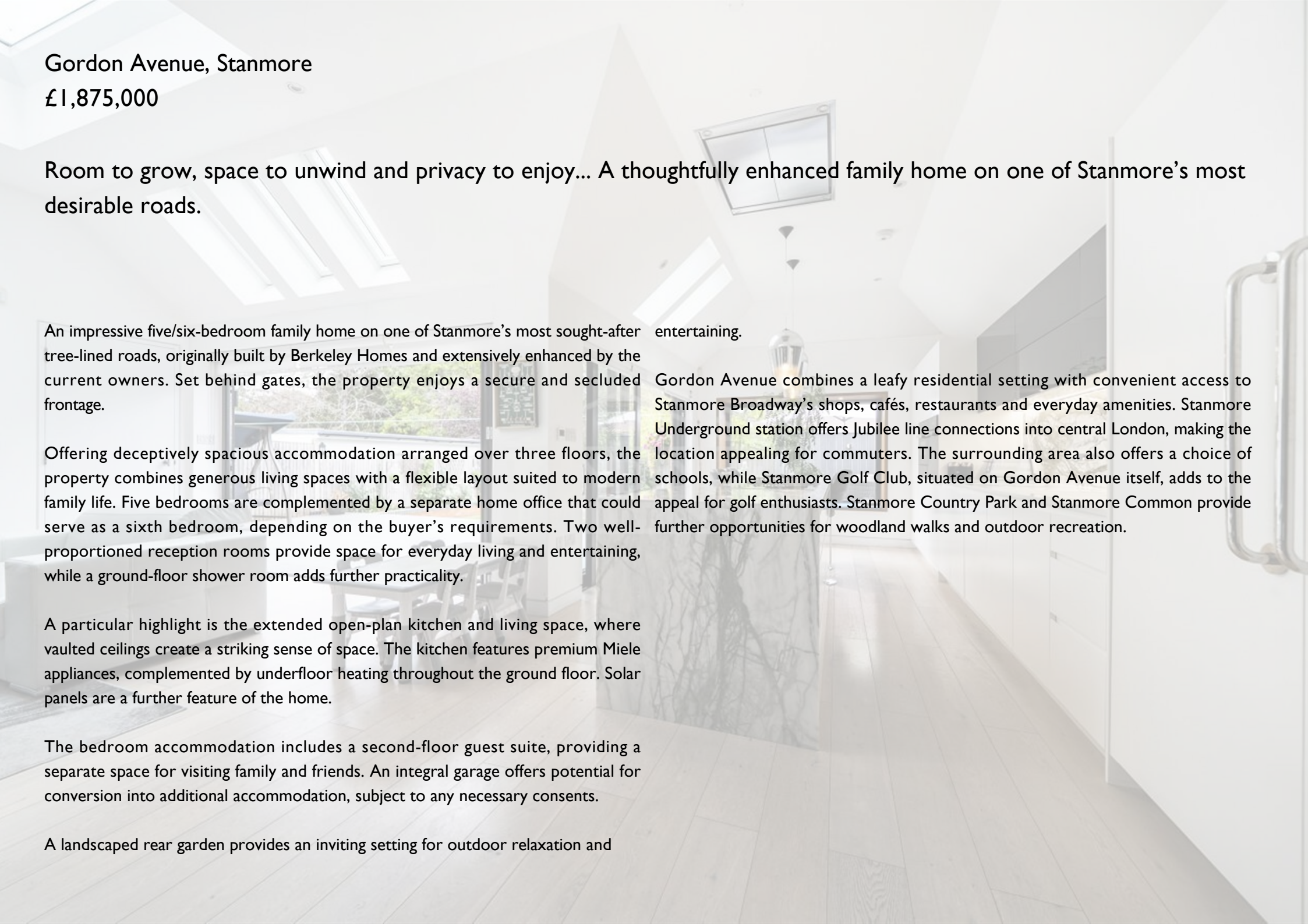


Gordon Avenue, Stanmore  
£1,875,000





## Gordon Avenue, Stanmore

£1,875,000

Room to grow, space to unwind and privacy to enjoy... A thoughtfully enhanced family home on one of Stanmore's most desirable roads.

An impressive five/six-bedroom family home on one of Stanmore's most sought-after tree-lined roads, originally built by Berkeley Homes and extensively enhanced by the current owners. Set behind gates, the property enjoys a secure and secluded frontage. entertaining.

Offering deceptively spacious accommodation arranged over three floors, the property combines generous living spaces with a flexible layout suited to modern family life. Five bedrooms are complemented by a separate home office that could serve as a sixth bedroom, depending on the buyer's requirements. Two well-proportioned reception rooms provide space for everyday living and entertaining, while a ground-floor shower room adds further practicality.

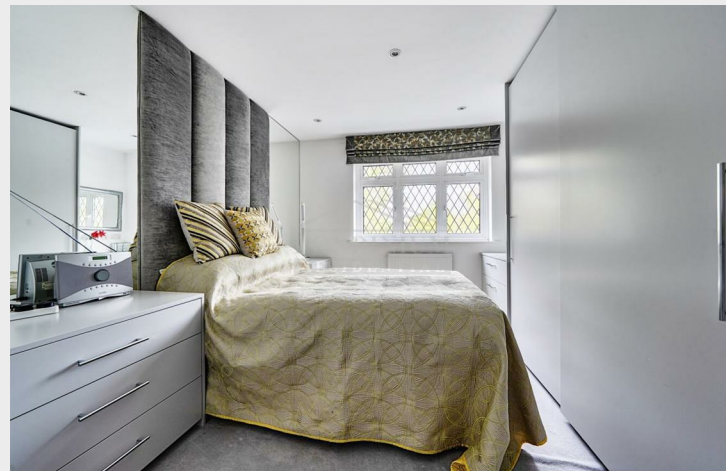
A particular highlight is the extended open-plan kitchen and living space, where vaulted ceilings create a striking sense of space. The kitchen features premium Miele appliances, complemented by underfloor heating throughout the ground floor. Solar panels are a further feature of the home.

The bedroom accommodation includes a second-floor guest suite, providing a separate space for visiting family and friends. An integral garage offers potential for conversion into additional accommodation, subject to any necessary consents.

A landscaped rear garden provides an inviting setting for outdoor relaxation and

Gordon Avenue combines a leafy residential setting with convenient access to Stanmore Broadway's shops, cafés, restaurants and everyday amenities. Stanmore Underground station offers Jubilee line connections into central London, making the location appealing for commuters. The surrounding area also offers a choice of schools, while Stanmore Golf Club, situated on Gordon Avenue itself, adds to the appeal for golf enthusiasts. Stanmore Country Park and Stanmore Common provide further opportunities for woodland walks and outdoor recreation.







## Gordon Avenue, Stanmore, HA7

Approximate Area = 3195 sq ft / 296.8 sq m (includes garage)

Limited Use Area(s) = 114 sq ft / 10.5 sq m

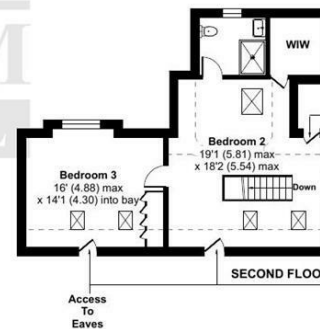
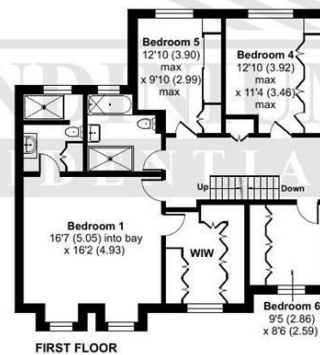
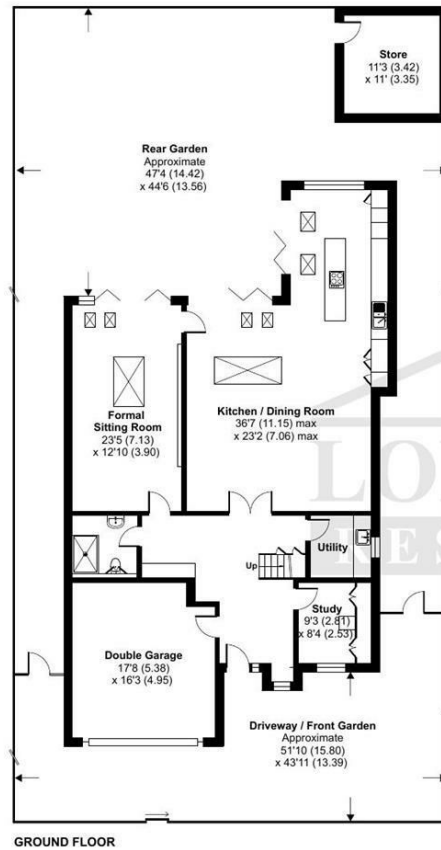
Outbuilding = 123 sq ft / 11.4 sq m

Total = 3432 sq ft / 318.7 sq m

For identification only - Not to scale

Denotes restricted  
head height

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



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 79        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |