

Priory Drive Stanmore



In St Johns Wood, it would be Avenue Road, in Hampstead Garden Suburb, it would be the Bishops Avenue.....in Stanmore it has to be PRIORY DRIVE.

Seldom do properties on Priory Drive, with this amount of potential to extend or redevelop, reach the open market. If they do become available, they are sold quietly and privately, but more often they are retained within the same family for many years.

Presently comprising 3,400 sq ft on a plot approaching 1 acre, featuring a stunning landscaped garden with vast carriage driveway and garaging, this is an EXCLUSIVE opportunity too good to be missed!

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Priory Drive is a prestigious address located in a semi rural location. The extensive amenities of Bushey High Road are within moments' walk, whilst Stanmore Town Centre with all its places of worship, shopping facilities and access to Stanmore Jubilee line station are within approximately one mile.

Accommodation and Amenities

Large Entrance Hall * Reception Room * Dining Room * Office * Study * Kitchen/Breakfast Room * Informal Dining Room/Morning Room * Utility Room * Guest Cloakroom * Master Bedroom with En Suite Dressing Room and En Suite Bathroom * Three Further Bedrooms * Family Bathroom * Double Garage * Carriage Driveway with Parking for Numerous Cars * Rear Garden Approaching 200 ft



£3,250,000 Freehold

Exclusive to Breslauer

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020 8954 2200
sales@breslauer.co.uk
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Buckingham House West
The Broadway
Stanmore HA7 4EB



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Energy Performance Certificate



Mallory, Priory Drive, STANMORE, HA7 3HN

Dwelling type: Detached house
Date of assessment: 08 May 2012
Date of certificate: 08 May 2012

Reference number: 8701-4189-1829-7106-1523
Type of assessment: RdSAP, existing dwelling
Total floor area: 198 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

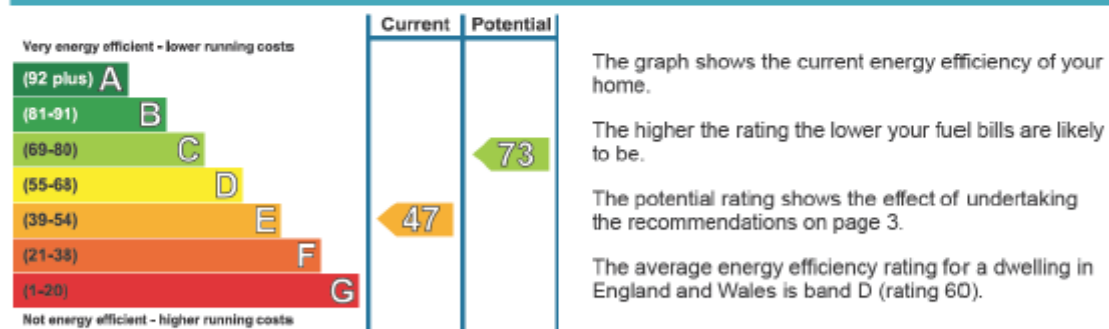
Estimated energy costs of dwelling for 3 years:	£6,054
Over 3 years you could save	£2,376

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£465 over 3 years	£231 over 3 years	
Heating	£5,184 over 3 years	£3,105 over 3 years	
Hot Water	£405 over 3 years	£342 over 3 years	
Totals	£6,054	£3,678	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£102	✓
2 Internal or external wall insulation	£4,000 - £14,000	£1,290	✓
3 Low energy lighting for all fixed outlets	£200	£195	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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