

Dennis Lane Stanmore



Languishing in beautiful grounds of just over three quarters of an acre, an imposing 7 bedroom, 4 bathroom country-style family home comprising nearly 5,000 sq ft of accommodation.

Key features include a vast 31 x 30ft double volume reception, an equally impressive intercommunicating family and games room and a kitchen with informal dining area large enough to entertain a football team! The property is fronted by a wide carriage driveway with detached double garage and a magnificent mature garden to the rear complete with sun trap terrace and heated swimming pool.

Dennis Lane is arguably one of the finest and most sought after addresses in Stanmore, easily accessible to Stanmore Station, the local shopping amenities of Stanmore Broadway, the Country Park and the principal A roads in and out of Central London. Some of the finest state and private schools in the south east of the country are also close at hand.

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020 8954 2200
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Buckingham House West
The Broadway
Stanmore HA7 4EB

Accommodation and Amenities

Large Entrance Hall * Intercommunicating Reception Room/Dining Room *
Family Room * Games Room * Study * Kitchen/Informal Dining Room *
Large Utility Room * Guest Cloakroom * Master Bedroom with En Suite
Dressing Room and Bathroom * 6 Further Bedrooms (2 with En Suite
Bathrooms) * Family Bathroom * Detached Double Garage * Summer House
* West Facing Rear Garden * Swimming Pool * Carriage Driveway with
Parking for Numerous Vehicles



£2,395,000 Freehold

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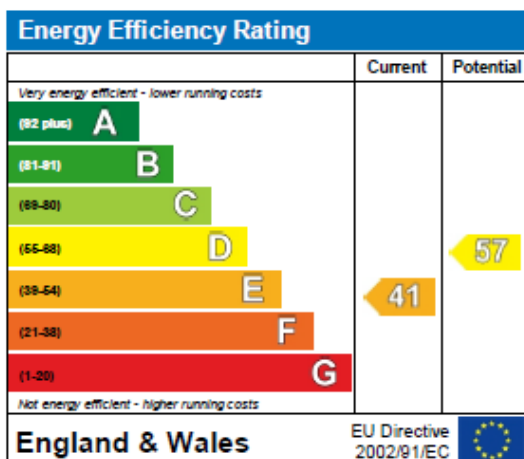
Energy Performance Certificate



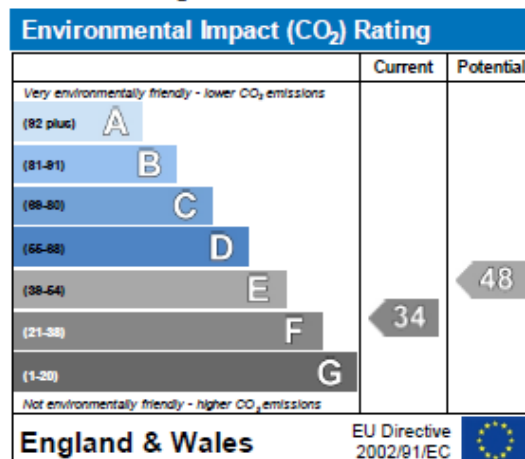
69, Dennis Lane
STANMORE
HA7 4JU

Dwelling type: Detached house
Date of assessment: 11 March 2012
Date of certificate: 23 March 2012
Reference number: 8732-6627-9200-7619-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 415 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	318 kWh/m ² per year	230 kWh/m ² per year
Carbon dioxide emissions	25 tonnes per year	18 tonnes per year
Lighting	£221 per year	£116 per year
Heating	£4,119 per year	£3,015 per year
Hot water	£183 per year	£167 per year

You could save up to £1,225 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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