

Aylmer Drive Stanmore



Doric Pillared Frontage with Large Balustrade Overhead Balcony

Constructed in 2000 by the renowned builder J Finney, and approached by a grand carriage driveway, this indulgent and ambassadorial-styled residence (approaching 4,400 sq ft) is arranged over 3 floors and has the unusual advantage of having two principal bedroom suites (ideal for two families who want to share), with a third separate bedroom suite and a large double bedroom. All bedrooms have en suite facilities.

The ground floor comprises of a large tiled entrance hall with sweeping staircase, superb informal reception space and access to a beautiful garden to the rear.

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

BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS

Aylmer Drive is situated on the west side of Stanmore Hill and forms part of the exclusive Aylward Estate (complete with its own private security firm at the entrance). It is equidistant to all the amenities of Stanmore Town centre and Bushey High Street and easily accessible to Stanmore Underground Station, the local shopping amenities of Stanmore Broadway, Stanmore 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.



Asking Price £2,100,000

Exclusive to Breslauer

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Accommodation and Amenities

Large Entrance Hall * Family Room * TV Room * Reception Room * Kitchen/Dining/Morning Room with Conservatory * Utility Room * Guest Cloakroom * Two Master Bedroom Suites both with Walk-In Dressing Room and En Suite Bathroom * Bedroom Three with En Suite Jack and Jill Bathroom Room * Bedroom Four with En Suite Bathroom * Bedroom Five (currently used as a Dressing Room) sharing En Suite Jack and Jill Bathroom with Bedroom Three * Large Landing with Balcony * Carriage Driveway with Parking for Several Cars * Secluded 115ft Rear Garden



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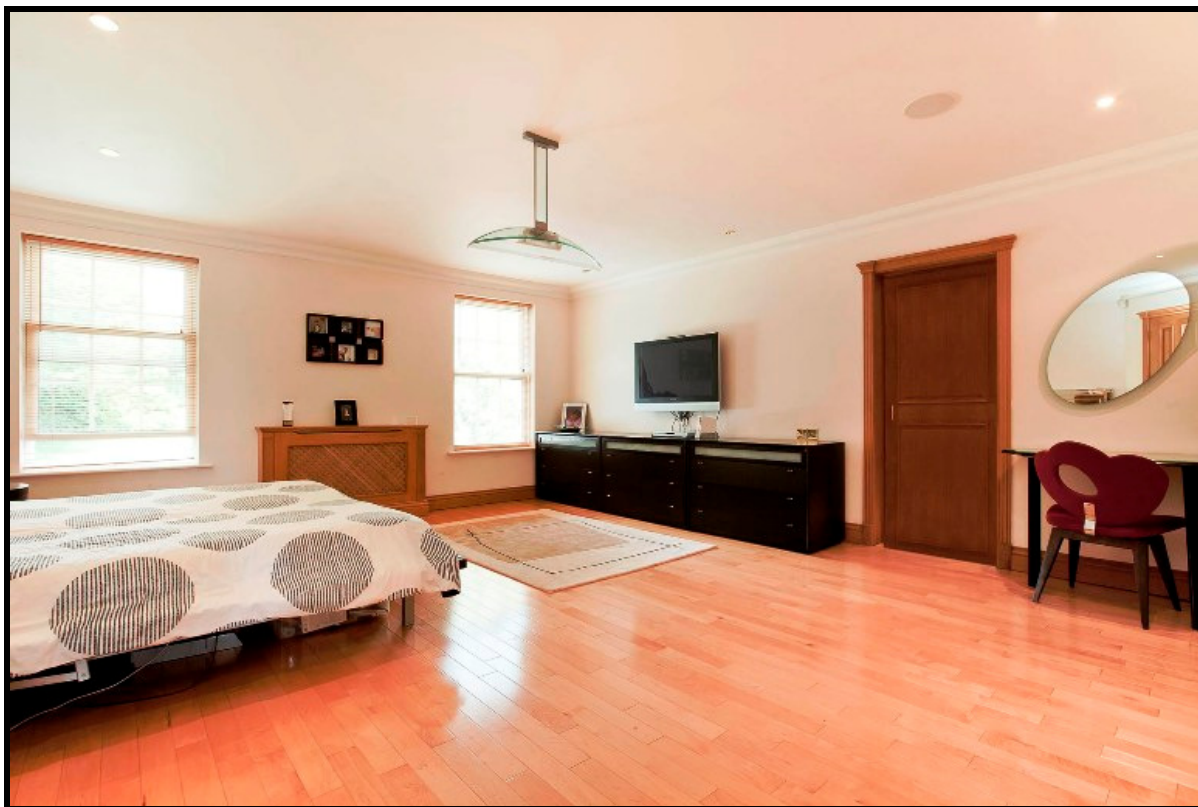
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Energy Performance Certificate



26, Aylmer Drive, STANMORE, HA7 3EG

Dwelling type: Detached house
Date of assessment: 07 August 2012
Date of certificate: 07 August 2012

Reference number: 0938-3036-7268-0402-7900
Type of assessment: RdSAP, existing dwelling
Total floor area: 408 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

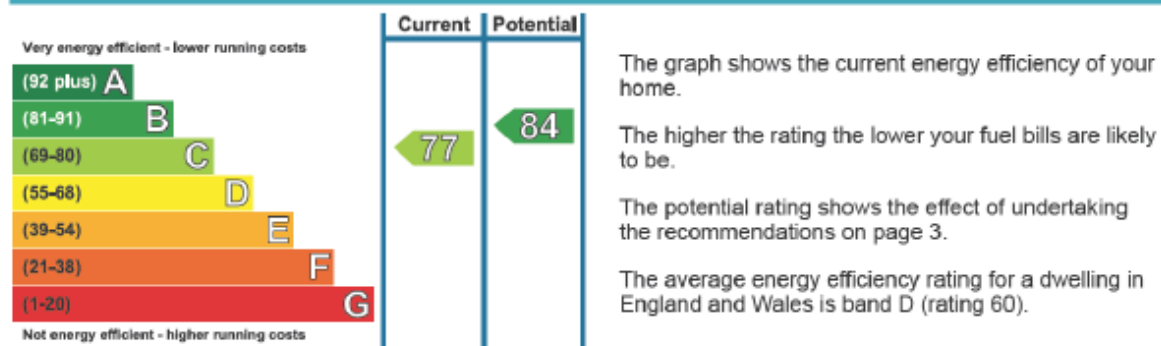
Estimated energy costs of dwelling for 3 years:	£4,893
Over 3 years you could save	£756

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£705 over 3 years	£354 over 3 years	
Heating	£3,792 over 3 years	£3,438 over 3 years	
Hot Water	£396 over 3 years	£345 over 3 years	
Totals	£4,893	£4,137	

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 Low energy lighting for all fixed outlets	£150	£291	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£465	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£693	✓

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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