



## ELEGANT GEORGIAN STYLE DUPLEX APARTMENT SET IN 57 ACRES OF PARKLAND.

11 BENTLEY PRIORY, MANSION HOUSE DRIVE,  
STANMORE, MIDDLESEX HA7 3FB

Price on Application Leasehold

savills



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Sitting room ♦ kitchen/dining room ♦ 3 bedrooms ♦ 2 bath/  
shower rooms ♦ entrance hall ♦ cloakroom ♦ 2 undercroft  
parking spaces ♦ gated entrance ♦ 57 acres of communal  
grounds ♦ No upper chain ♦ EPC rating = C

### Situation

Bentley Priory is a highly sought after location positioned between Bushey Heath & Stanmore, with excellent local shopping facilities.

There are convenient links to Central London via Bushey Mainline Silverlink station (Euston 25 minutes) and the Jubilee Line from Stanmore station connects directly to the West End and Canary Wharf. Junction 5 M1 and Junction 19 M25 provide excellent connections to London, Heathrow and the UK motorway network.

The Intu shopping centre at Watford is about 2.4 miles away.

Local schooling both state and private are well recommended and include Haberdashers' Aske's, North London Collegiate and St Margaret's.

### Description

An exceptional Georgian style, south and west facing duplex apartment situated in an exclusive development set within 57 acres of stunning parkland and gardens at Bentley Priory, providing a unique and tranquil setting only 12 miles from Central London. The property also benefits from the security and convenience of a 24 hour concierge service and gated entrance with Lodge.

Bentley Priory has a wealth of history having previously been the home of the Dowager Queen Adelaide and R.A.F. Fighter command.



The apartment provides immaculately presented, bright, well planned living accommodation arranged over first and second floor levels incorporating a high quality specification including under floor heating.

The ground floor features a generous sized entrance hall with oak flooring and cloakroom, elegant sitting room with double aspect, plantation blinds and oak flooring. There is also a luxury fitted kitchen/dining room with extensive range of fitted units, stone worktops, integrated Miele appliances and tiled floor.

The first floor has three bedrooms all with plantation blinds including a master bedroom with en suite bathroom. There is also a Jack & Jill shower room. Both bedroom one and two have fitted wardrobes and bedroom three a built in wardrobe.

There is undercroft parking with two allocated spaces. There are also two tennis courts within the 57 acres of grounds which create an ideal location for leisure and relaxation.

**Tenure:**

Leasehold

**Local Authority:**

London Borough of Harrow

**Viewing:**

Strictly by appointment with Savills



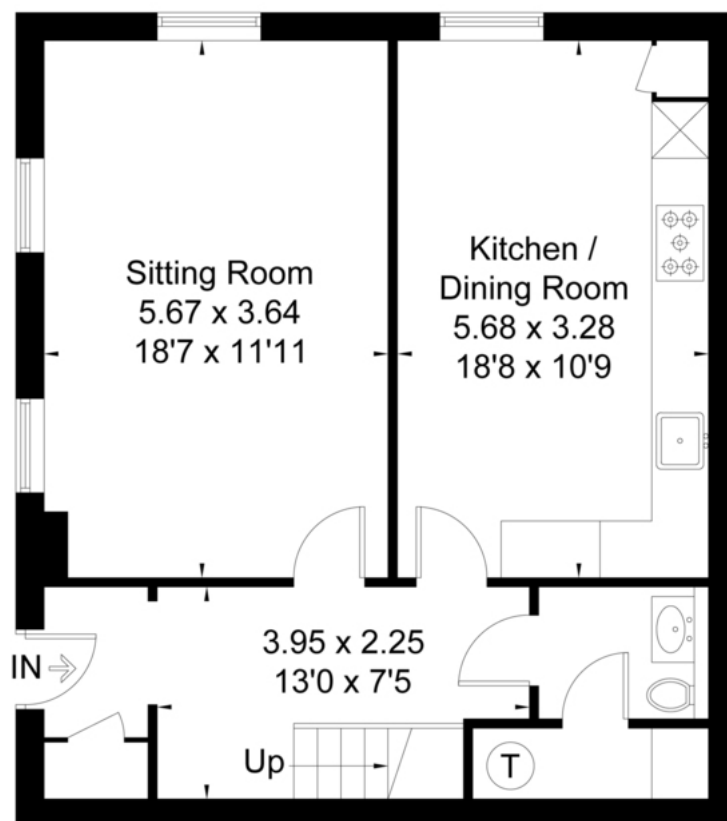


# Bentley Priory, Mansion House Drive, Stanmore, Middlesex

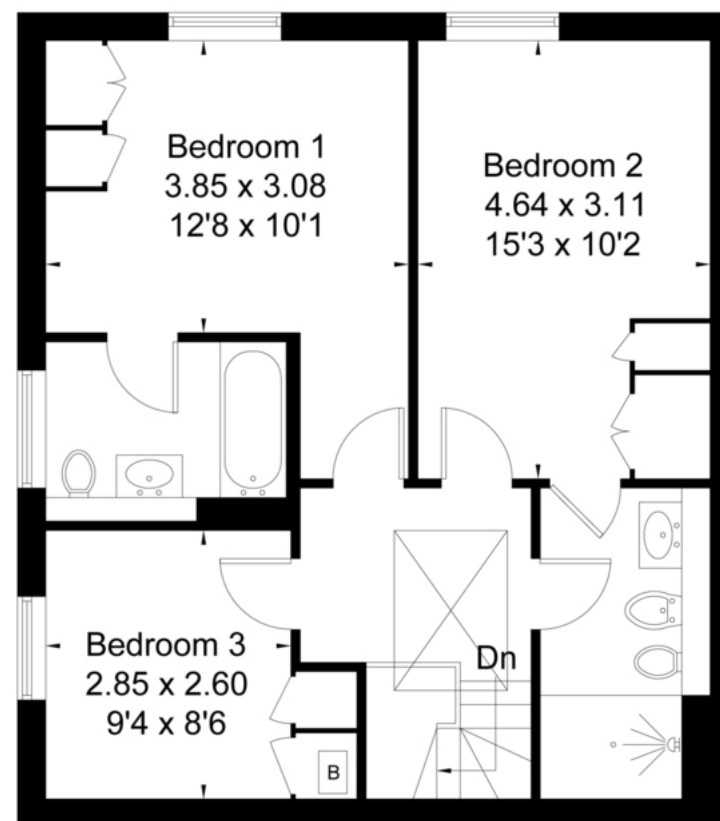
Gross Internal Area (approx) = 113.4 sq m / 1221 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor

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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 75      | 77                      |
| (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, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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