



# Clarence Park Crescent

Stanmore, Middlesex HA7 3GD





## Exceptional and luxurious town house in parkland setting

Completed in 2014 in a traditional Georgian influenced crescent of homes designed by the award winning ADAM architects, Clarence Park Crescent is a stylish and practical five bedroom home. The property has a stunning location within the prestigious Bentley Priory development, comprising a conversion of a Grade II listed priory and a limited number of newly built houses all set within 57 acres of landscaped and mature parkland. Bentley Priory is best known for its pivotal role as Headquarters Fighter Command during the Battle of Britain in 1940.

The development includes a 24 concierge service and tennis courts and the house enjoys fine views over both woodland and parkland and the City of London skyline. Bentley Priory is a fantastic choice for those looking for relaxation and an active lifestyle with vast areas of English parkland, picnic and play areas, areas of woodland and there is access to the adjacent Bentley Priory Nature Reserve which offers large areas of ancient woodland, grass land, streams and a lake. There are miles of footpaths and formal Italian gardens perfect for walking, literally on your doorstep, all within 30 minutes of Central London. Dog walkers, runners or simply those who enjoy a gentle stroll are extremely well catered for.

The accommodation is laid out over three floors with the top floor given over to a fantastic master suite and the ground floor and all bathrooms enjoying underfloor heating. The large reception hallway has tiled floor and storage/coats cupboard with a particularly large guest cloakroom. The sitting room is located to rear with French doors to garden and built in log burning fire. The kitchen/





dining room has extensive cupboard space with electric assisted cabinets, quartz work surfaces, and built in appliances to include Siemens gas hob, oven, microwave, warming drawers, dishwasher and Miele wine fridge. There is a storage cupboard housing the Megaflo. The dining area has French doors to the garden and there is a separate utility room that leads in turn to the attached garage. Also on the ground floor is a good sized study facing the front. The property further benefits from house wide ventilation and filtration system with heat recovery, it is the Went-Axia Sentinel Kinetic system.

The first floor offers four bedrooms, one of which has an ensuite shower room and one has a walk in wardrobe and there is a family bathroom with both bath and shower cubicle. The second floor has a bright landing with bi fold doors leading to a full length terrace with views over rhododendron and woodland to front. The master bedroom has fitted wardrobes and a separate dressing area with extensive wardrobe space and bi fold doors to the front terrace. There is also a terrace located across the rear of the bedroom again with bi fold door access and this enjoys fantastic views across the grounds towards the London skyline. There is a large ensuite bathroom with double sink vanity unit, marble tile enclosed bath and separate shower cubicle with rainwater head. The







front garden is laid to lawn with shrub border and block paved driveway leading to the attached garage which has electric doors and houses the gas boiler. The rear garden faces south and has a large hedge boundary and flagstone patio.

- Superb views across London skyline
- Parkland setting in 57 acres
- South facing garden
- Villeroy & Boch sanitary ware
- Mechanical ventilation heat recovery system
- Two tennis courts
- Secure and private location
- Excellent access to transport and Central London







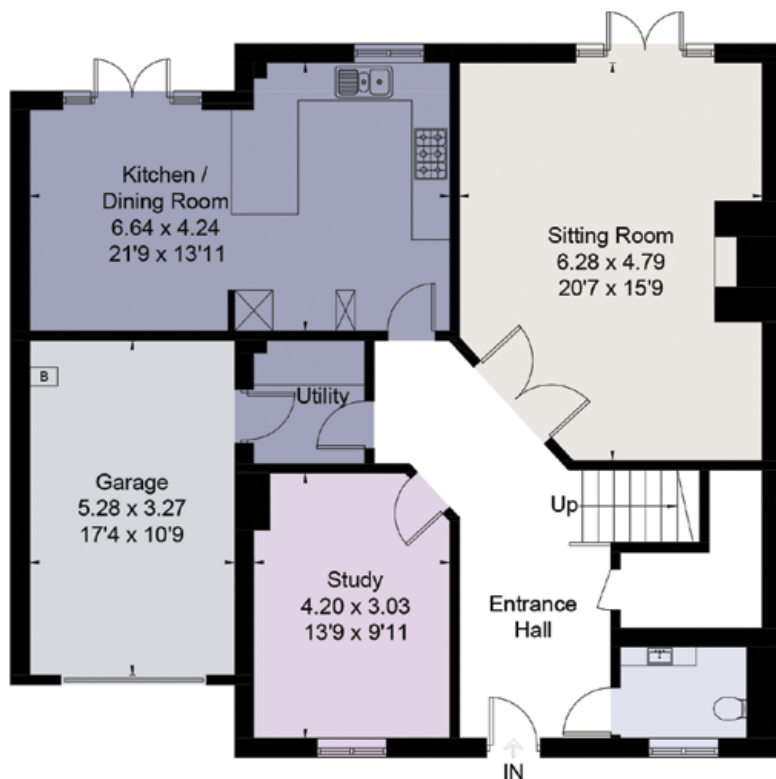


Approximate Area = 242.8 sq m / 2613 sq ft  
 Garage = 17.3 sq m / 186 sq ft  
 Total = 260.1 sq m / 2799 sq ft  
 Including Limited Use Area (1.5 sq m / 16 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls Group

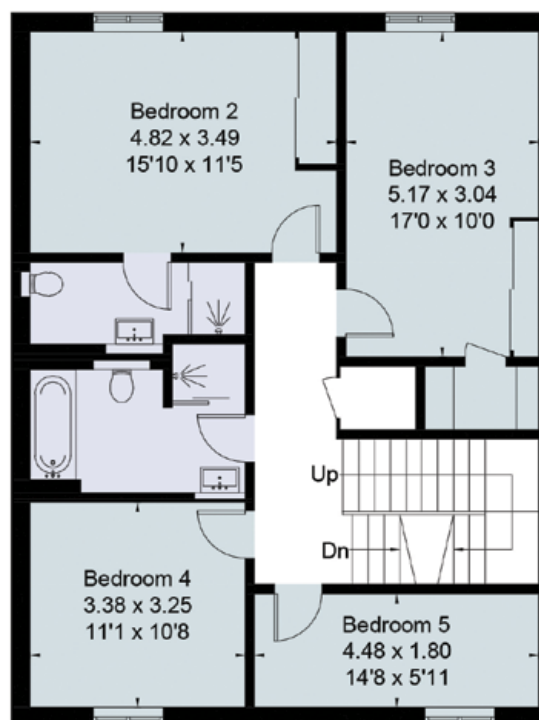
Very energy efficient - lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B	84	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



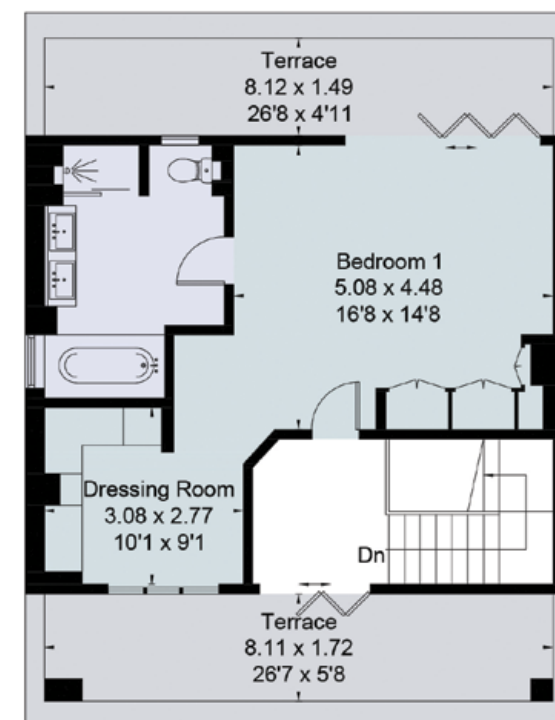
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

