



Green Lane, Stanmore, HA7

This charming two-bedroom period property, split over three floors, has been renovated to a very high standard.

A spacious fully integrated kitchen/reception area, with exposed brickwork, occupies the ground floor of this dwelling, leading to a private rear courtyard. The room has been well thought out as it offers a natural entrance area that doesn't impose on the living space. The kitchen boasts an American style fridge and range cooker.

The first floor has one bedroom, complete with its own walk-in closet. The room has direct access to a roof terrace plus a stunning four-piece bathroom ensuite with roll-top bathtub and separate cubicle shower. A well-designed; shower room, ideal for guests, completes this floor.

The upper floor holds an ideal second bedroom or office, with plenty of storage and French doors opening to scenic views.

Stanmore town centre with its collection of shops, restaurants, cafés and supermarkets is nearby. Both the expansive Stanmore Country Park with views across London and Bentley Priory Open Space with a deer park are also close by.

Stanmore station, allows for easy access to Bond Street (Jubilee line) in around 30 minutes.

The home is located towards the top of Green Lane, which is in the Stanmore conservation area.

- Two bedroom cottage
- Two bathrooms
- Fully integrated kitchen
- Exposed brickwork
- Walk-in closet
- Rear courtyard
- Stunning design
- Partly furnished
- Stanmore conservation area

£2,000 Per month

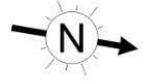
Green Lane Cottages, HA7 3AE

Approx Gross Internal Area = 65.8 sq m / 708 sq ft

Balcony = 4.9 sq m / 53 sq ft

Restricted head height / Eaves Storage = 7.5 sq m / 81 sq ft

Total = 78.2 sq m / 842 sq ft



 Reduced headroom below 1.5m / 5'



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan

Energy Efficiency Rating	
Current	Potential
	91
62	

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
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 Not environmentally friendly - higher CO₂ emissions

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