



## Fallowfield

Stanmore

**£1,750,000**

Davidson Frost-Wellings are delighted to offer this site for sale with full granted planning permission to build a striking modern house of approximately 7000 sq ft, set on a large corner plot on a well sought after road.

The property enjoys a truly unique position, with sun throughout the entire day and uninterrupted light flowing across the full span of the garden. The site benefits from a dual entrances, a large driveway, and a separate rear entrance providing direct access to the garage, offering excellent practicality and privacy.

The approved design delivers a substantial contemporary family home featuring seven bedroom suites and a large open plan kitchen and dining space. Additional accommodation includes a cinema room, study, gym and sauna, as well as a rooftop sun terrace.

Fallowfield is a quiet no-through road at the top of Stanmore Hill, next to Priory Drive. Less than a mile from Stanmore station and Bushey Heath is also close by, offering a wide range of coffee shops, restaurants and supermarkets.

For more information on the full extent of this opportunity, please ask Davidson Frost-Wellings

Harrow Council Tax Band G.

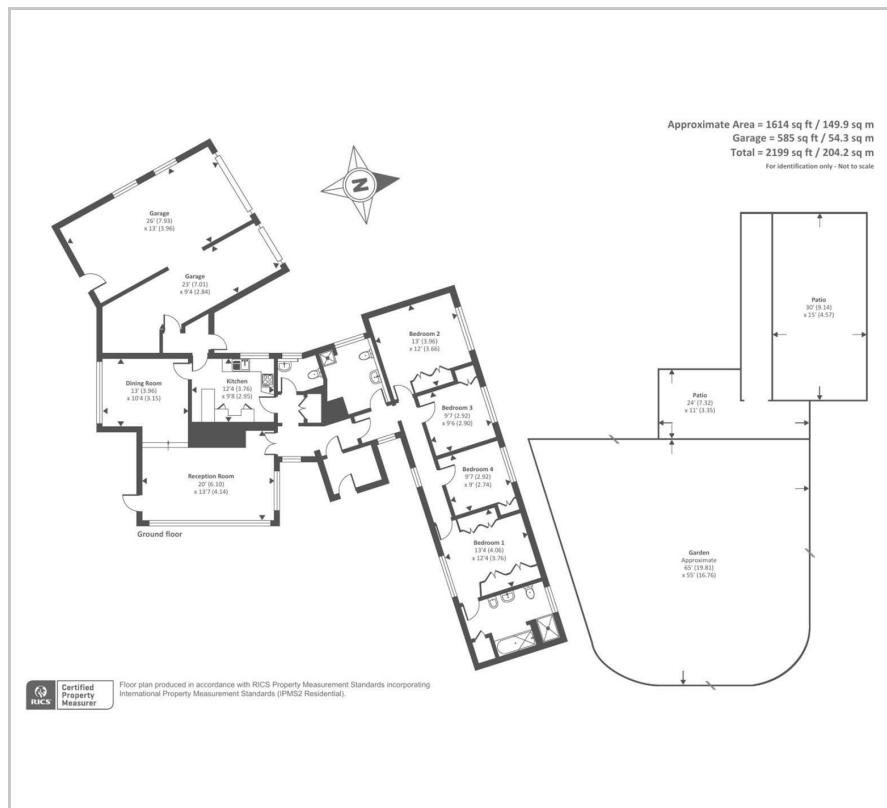
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

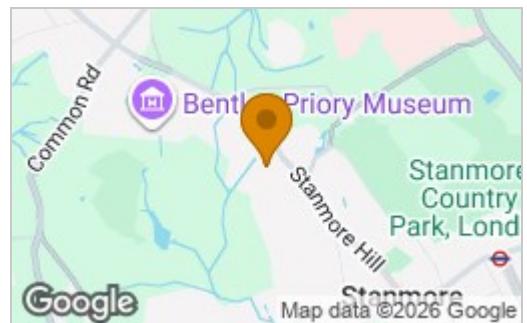
- Fantastic opportunity
- Potential for approx. 7000 sq ft
- Excellent plot
- Great location
- Full technical drawings available
- Freehold



## Floor Plan



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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