



## Merrion Avenue Stanmore Offers over £975,000

A four/five bedroom modern, bright, detached house available on a corner plot in an excellent location with Davidson Frost-Wellings.

On the ground floor the house has a spacious kitchen, a separate reception room leading to a conservatory, additional family room, utility room and shower room. There is also a self-contained annex on the ground floor with kitchenette and ensuite shower room.

On the first floor is a master bedroom with ensuite shower room, plus three further double bedrooms and a family bathroom.

Harrow Council Planning Permission granted. Application Reference Number: PL/2166/24

Merrion Avenue is a popular residential road within easy reach of Stanmore Tube Station (Jubilee Line), Central Stanmore for local shops, cafes and amenities, and multiple local schools including the North London Collegiate.

Harrow Council Tax Band G.

- Four/five bedrooms
- Four bathrooms
- Multiple reception rooms
- Corner plot
- Approximately 2000 sq ft.
- Detached freehold

### 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.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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