



CLEMENT COURT, LETCHWORTH ROAD, STANMORE, HA7 1FY



An exceptional three-bedroom first-floor apartment, set within the prestigious Stanmore Place development and offering approximately 1,100 sq ft of elegantly proportioned accommodation. One of the larger layouts within Clement Court, the apartment is centred around an impressive 27 ft open-plan kitchen, living and dining space, designed for both sophisticated entertaining and relaxed everyday living.

The principal bedroom provides a luxurious retreat, complete with en suite and dressing area, complemented by two further well-appointed double bedrooms. A stylish family bathroom, additional shower room and a utility cupboard within the entrance hall enhance both comfort and practicality, alongside excellent built-in storage throughout.

Residents enjoy access to a 24-hour concierge, a fully equipped gym with dedicated weights and cardio areas, and a beautifully landscaped private courtyard shared by just three blocks. The development is further distinguished by its award-winning gardens and tranquil water features.

Ideally positioned moments from Canons Park Underground Station, the property also benefits from allocated parking within a secure gated residents' car park and is offered chain free.

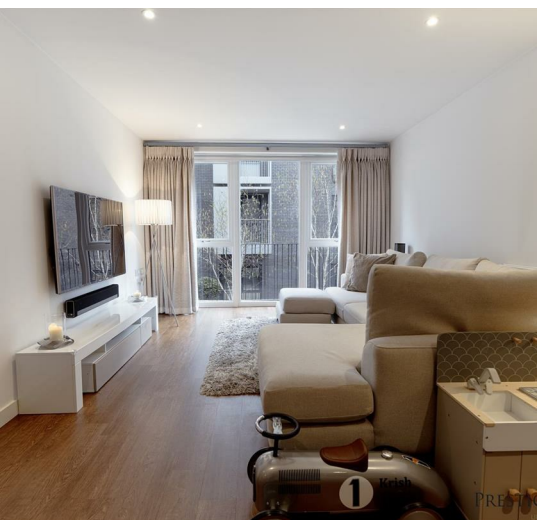




- Offered chain free for a smooth and straightforward purchase
- Spacious three-bedroom, two-bathroom apartment extending to approx. 1,100 sq ft
- Positioned on the first floor within the sought-after Stanmore Place development
- Impressive 27 ft open-plan kitchen, living and dining space, ideal for modern living and entertaining
- Contemporary, handleless kitchen with integrated appliances and sleek finishes
- High-quality Amtico flooring throughout the principal living areas
- Generous principal bedroom with en suite and dressing area
- Two further well-proportioned double bedrooms offering flexibility for family, guests or home working
- Modern family bathroom, additional shower room and separate guest WC
- Allocated parking space within a gated development with 24-hour concierge service, residents' gym and landscaped communal gardens

PRESTIGE VILLAGE

PREST



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ENTRANCE HALL

A welcoming and well-proportioned entrance hall finished with wood-effect flooring, featuring a useful utility cupboard and additional built-in storage, providing both practicality and a clean, organised feel.

PRINCIPAL BEDROOM

17'11" x 9'10" (5.46m x 3.00m)

A generously sized principal bedroom, beautifully presented with a calm, neutral palette and excellent natural light. The room benefits from fitted storage and is further enhanced by a dedicated dressing area and modern en suite shower room, creating a comfortable and well-appointed private retreat.



PRINCIPAL BEDROOM - EN-SUITE BATHROOM

A contemporary suite finished to a high standard, featuring a walk-in shower, modern fittings and a clean, stylish design.



BEDROOM 2

13'4" x 8'10" (4.06m x 2.69m)

A well-proportioned double bedroom, bright and versatile, ideal for guests, children or additional family living.

BEDROOM 3

13'4" x 8'10" (4.06m x 2.69m)

A further double bedroom, currently arranged to suit modern living, offering flexibility as a nursery, guest room or home office.

KITCHEN / LIVING / DINING ROOM

27'0" x 16'10" (8.23m x 5.13m)

An impressive open-plan space extending over 27 ft, forming the heart of the home. The contemporary kitchen is fitted with sleek handleless cabinetry, integrated appliances and generous work surfaces, flowing seamlessly into a spacious dining and living area. Finished with high-quality Amtico flooring, the space is both stylish and highly functional, with large windows allowing for excellent natural light.



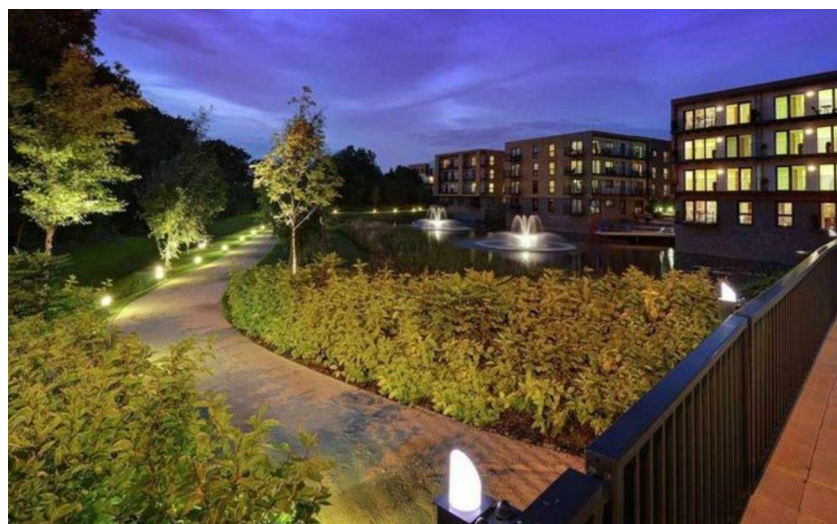
FAMILY BATHROOM

A modern bathroom finished in a neutral style, comprising a full-size bath with shower over, vanity unit and quality fittings throughout.





Ideally location within Stanmore Place, a short walk from Canons Park tube (Jubilee Line), with easy access to the M1 (Jct 4), A406 & M25. Served by highly regarded schools inc' Harrow School, North London Collegiate, Haberdashers' Boys' School, Avanti House School, Whitchurch & Stanburn Primary, with a nursery within the development. Nearby amenities inc' Canons Park Parade, offering local shops & conveniences.

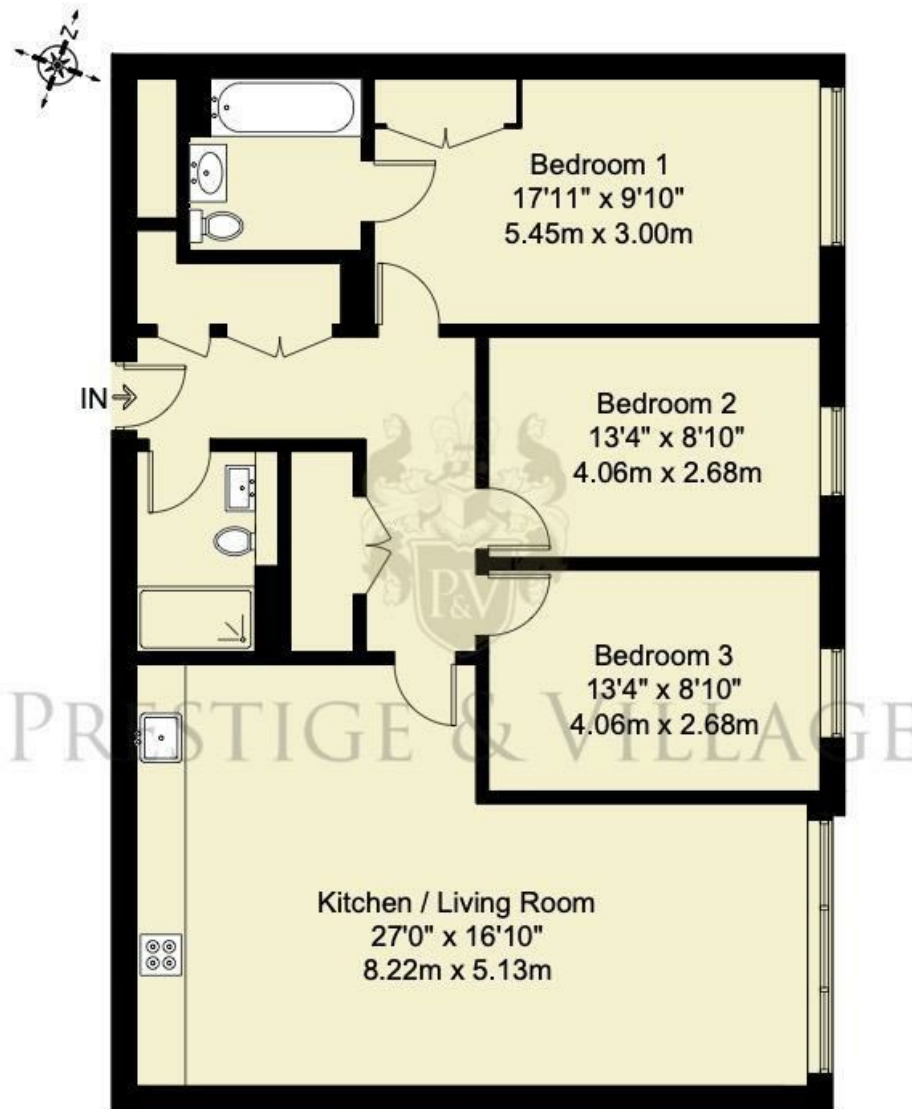


Harrow
Band E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO ₂ emissions	Current	Potential
101-125 A			101-125 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
0-20 G			0-20 G		
83	83				

Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales

Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC England & Wales



Approximate Floor Area
102.2 sq m / 1100 sq ft

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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