

# Jamie Dean & Co

Estate Agents and Valuers

## **HILL HOUSE** **STANMORE, MIDDLESEX**



**PRICE £690,000 LEASEHOLD**

- \* GRADE II LISTED THREE BEDROOM APARTMENT \***
- \* FITTED KITCHEN/BREAKFAST ROOM \***
- \* SASH WINDOWS \* GAS CENTRAL HEATING \***
- \* LANDSCAPED GARDENS WITH LAKE AND WOODLAND \***
- \* 114 YEARS ON LEASE \* RESIDENTS PARKING \***

**Jamie Dean & Co** are delighted to be able to offer for sale this three bedroom Grade II listed apartment. Originally built in 1749, Hill House became the country residence for Charles Drury Edward Fortnum (1820–1899); art collector and art historian, in 1852. With its spacious accommodation, landscaped gardens and lake, the property is situated just off Stanmore Hill and is within easy reach of all local amenities. Benefitting from a host of features, viewing by serious purchasers is highly recommended.

**Tel: 020 8954 6166**

**91a Stanmore Hill, Stanmore, Middlesex, HA7 3DZ**

**Email: [sales@jamie-dean.co.uk](mailto:sales@jamie-dean.co.uk)**

**[www.jamie-dean.co.uk](http://www.jamie-dean.co.uk)**

**Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA**

*'Selling property locally for 38 years'*

**Communal entrance accessed via an entry-phone system. Communal stairs to first floor. Private front door to:-**

**Entrance Hall:** Two central heating radiators with decorative covers, built in coats cupboard with double doors.

**Lounge:** **16'6 x 15'4 (5.04m x 4.69m).** Sash window overlooking landscaped communal gardens, central heating radiator, feature marble fireplace with coal effect fire, central heating radiator with decorative cover, television aerial point, archway through to dining room.

**Dining Room:** **11'9 x 8'2 (3.58m x 2.49m).** Sash window overlooking landscaped communal gardens, fitted base cupboards, central heating radiator with decorative cover, door to entrance hall

**Fitted Kitchen/**

**Breakfast Room:** **15'4 x 8'2 (4.68m x 2.50m).** Comprehensive range of fitted wall and base units with work surfaces over, sink unit with mixer tap and 'Quooker' boiling water tap, built-in 'Belling' electric oven, inset 'CAD' electric hob, 'Belling' chimney extractor hood, storage cupboard housing 'Vailling' gas central heating boiler.

**Bedroom 1:** **16'1 x 14'8 (4.92m x 4.48m).** Sash window overlooking landscaped communal gardens, fitted wardrobes and shelving, central heating radiator.

**Bedroom 2:** **14'7 x 14'6 (4.45m x 4.42m)** Sash windows to front, central heating radiator with decorative cover, fitted shelving.

**Bedroom 3:** **16'2 x 6'6 (4.92m x 1.99m) Currently used as a dressing room.** Fitted wardrobes and drawers, sash window.

**Bathroom:** **9'6 x 8'6 (2.91m x 2.59m).** Tiled walls, bath with mixer tap and shower, vanity wash hand basin, low level flush WC, wall mounted mirror, inset ceiling halogen lighting, glazed window, central heating radiator, airing cupboard with slatted shelving and radiator.

**Gardens:** Approximately 2 acres of landscaped grounds to the rear of the property with lawns, lake and mature light woodland.

**Parking:** Residents parking.

**Lease:** 125 years from December 2013 – 114 years remaining\*\*

**Ground Rent:** £100 per annum \*\*

**Service Charge:** Approximately £4397.36 per annum \*\*

\*\* These details have been provided by the vendor and their accuracy cannot be guaranteed.

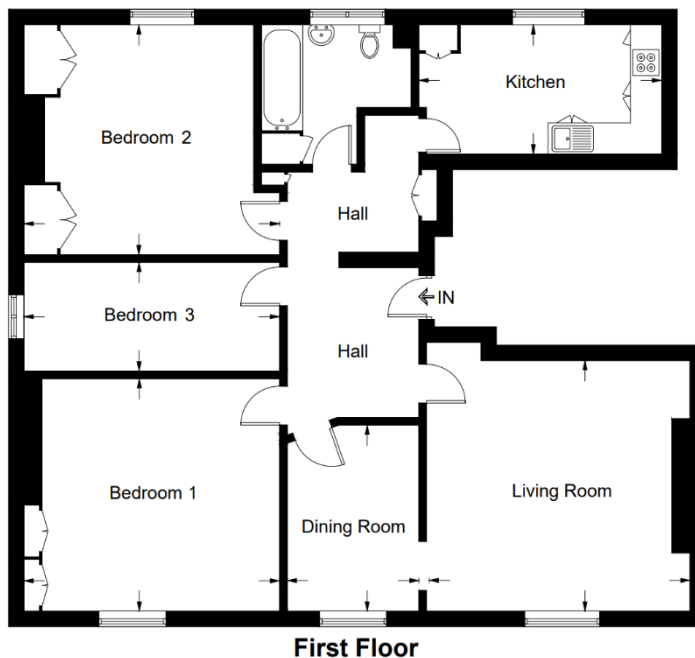
Hill House, Stanmore, continued...



Hill House, Stanmore, continued...



Approximate Gross Internal Area = 125 sq m / 1345 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
FloorplansUsketch.com © 2024 (ID1112189)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**VIEWING STRICTLY BY  
APPOINTMENT THROUGH  
JAMIE DEAN & CO  
020 8954 6166**



**Please note:** The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.