



## The Broadway

Stanmore

£280,000

A one bedroom, modern flat available in central Stanmore with Davidson Frost-Wellings.

The flat is available with a bright, multi-aspect, open plan kitchen and reception room, a double bedroom with built-in wardrobes, plus a modern family bathroom.

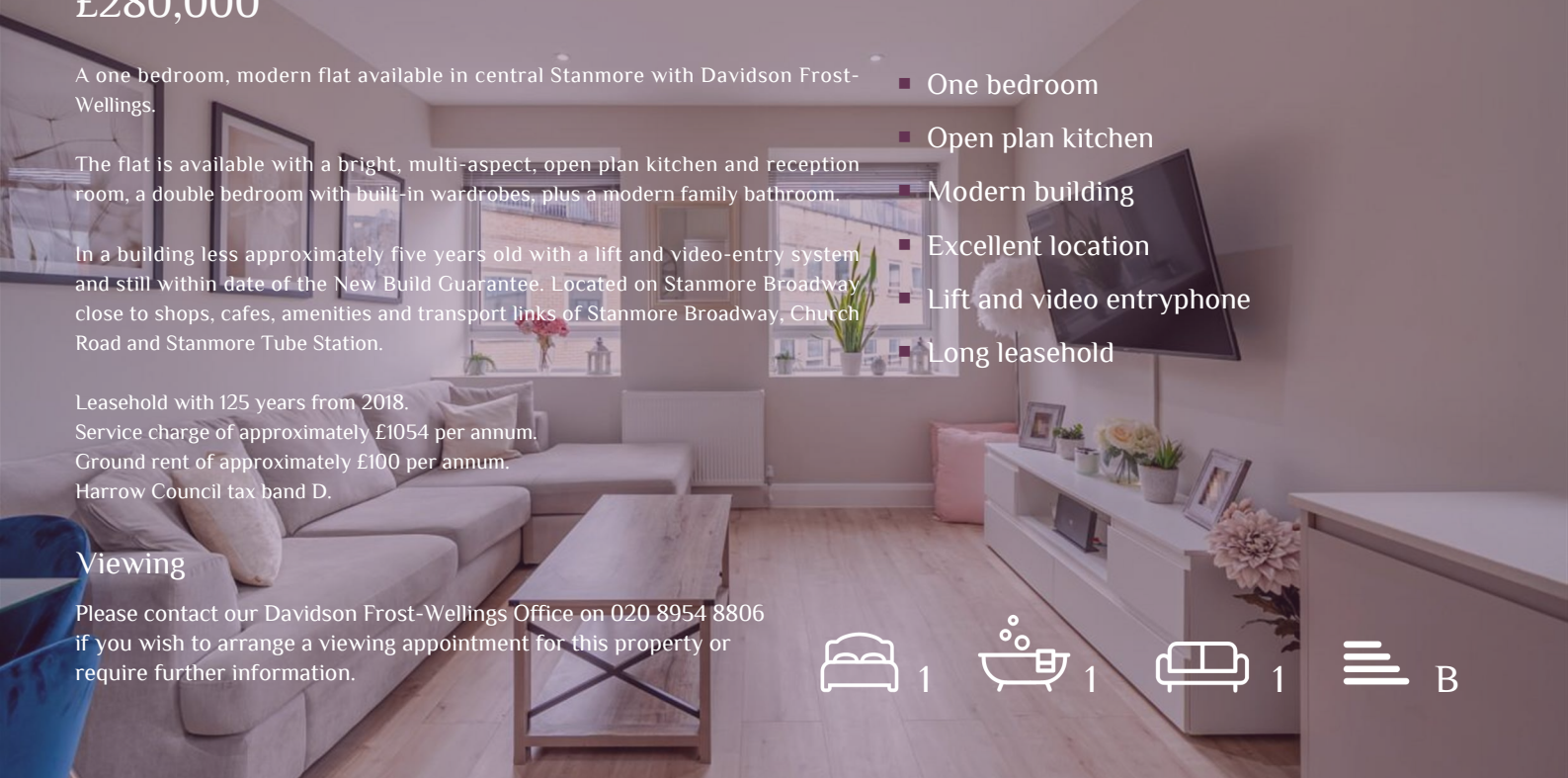
In a building less approximately five years old with a lift and video-entry system and still within date of the New Build Guarantee. Located on Stanmore Broadway close to shops, cafes, amenities and transport links of Stanmore Broadway, Church Road and Stanmore Tube Station.

Leasehold with 125 years from 2018.  
 Service charge of approximately £1054 per annum.  
 Ground rent of approximately £100 per annum.  
 Harrow Council tax band D.

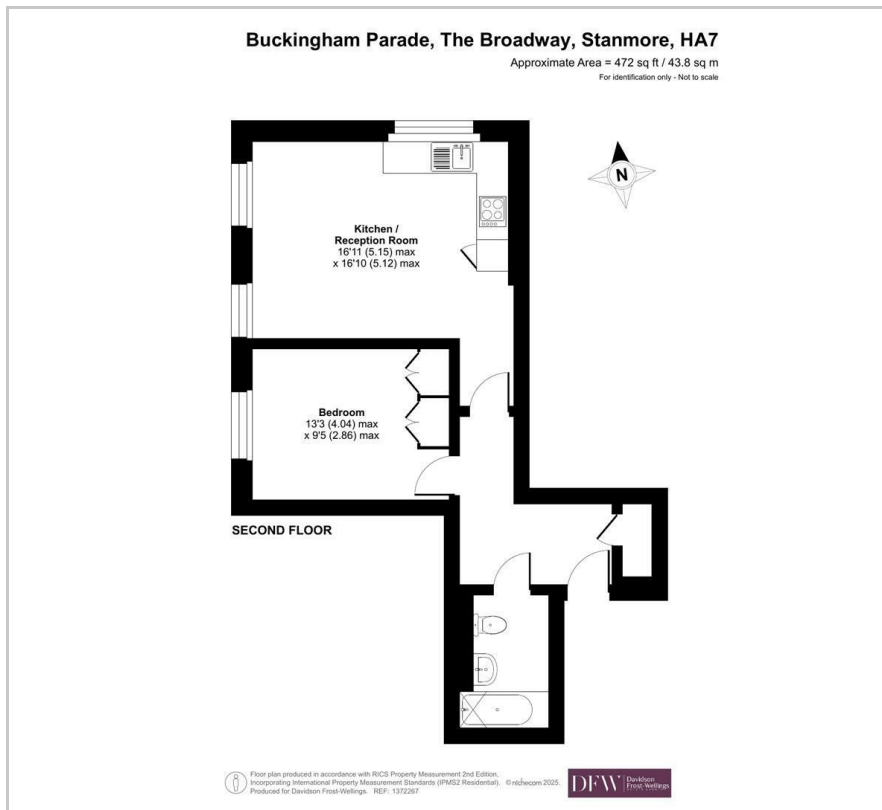
### Viewing

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.

- One bedroom
- Open plan kitchen
- Modern building
- Excellent location
- Lift and video entryphone
- Long leasehold



## 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>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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