



## Albemarle Park

Stanmore

£550,000

A three bedroom flat available with Davidson Frost-Wellings in an excellent location.

On the first floor of a purpose-built development with three bedrooms, a large dining/reception room and a separate kitchen. The flat is available with a garage and has a large balcony.

Leasehold with approximately 143 years remaining.  
Service Charge of approximately £90 per month.  
Peppercorn Ground Rent.  
Harrow Council Tax Band D.

- Three Bedrooms
- Spacious Reception Room
- Separate Kitchen
- Large Balcony
- Excellent Location
- Long Leasehold

### 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>		
(69-80) <b>C</b>	<b>72</b>	<b>80</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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