



## Copley Road Stanmore £399,999

A two bedroom, top floor maisonette available chain free, on a no-through road in a central Stanmore location with Davidson Frost-Wellings.

The flat has a large reception room, with a bay window overlooking communal gardens, as well as a spacious separate kitchen. There are two double bedrooms with built-in wardrobes and a family bathroom.

The property benefits from its own front door, comes with access to a loft for storage, has lots of built-in storage and is well positioned on the road to take use of the large communal gardens quietly tucked away at the end of the development. There is also a large garage offering further storage or secure parking.

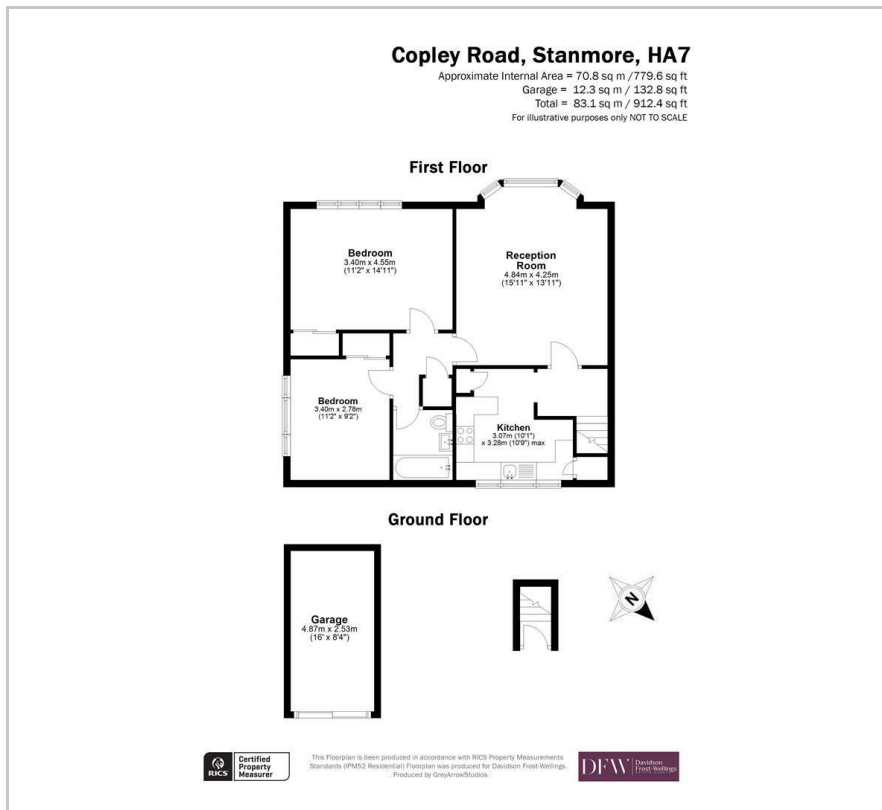
Share of freehold.  
Ground Rent nil.  
Service Charge of approximately £990 per annum.  
Harrow Council Tax Band D.

- Two bedrooms
- First floor maisonette
- Communal gardens
- Garage
- Central Stanmore location
- Share of freehold

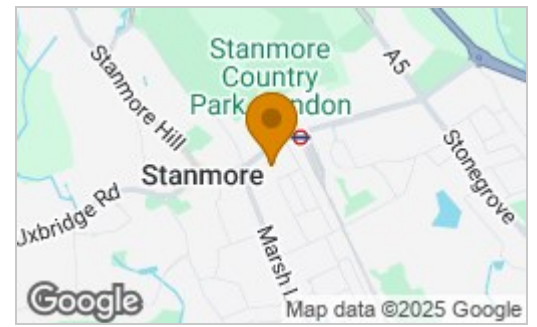
### Viewing

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>		
(69-80) <b>C</b>	<b>68</b>	<b>75</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	



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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