



## 100 London Road Stanmore £545,000

A large and well proportioned ground floor flat available chain free with Davidson Frost-Wellings.

The flat has a large eat-in kitchen with separate reception/dining room. The kitchen is fully integrated with dual aspect with an attractive outlook. The reception room is large and offers space for a dining table as well as a wall of windows overlooking the private garden. Both bedrooms have ensuite bathrooms and built-in wardrobes.

The flat comes with built in storage, a guest WC, private rear garden, allocated parking space and garage with light and power. Amora is a modern building in a central Stanmore location convenient for Stanmore tube station and the shops, cafes and amenities on Stanmore Broadway.

Share of Freehold with a leasehold of 100 years remaining.  
Ground Rent Nil.  
Service Charge of approximately £3960 per annum.  
Harrow Council Tax Band G.

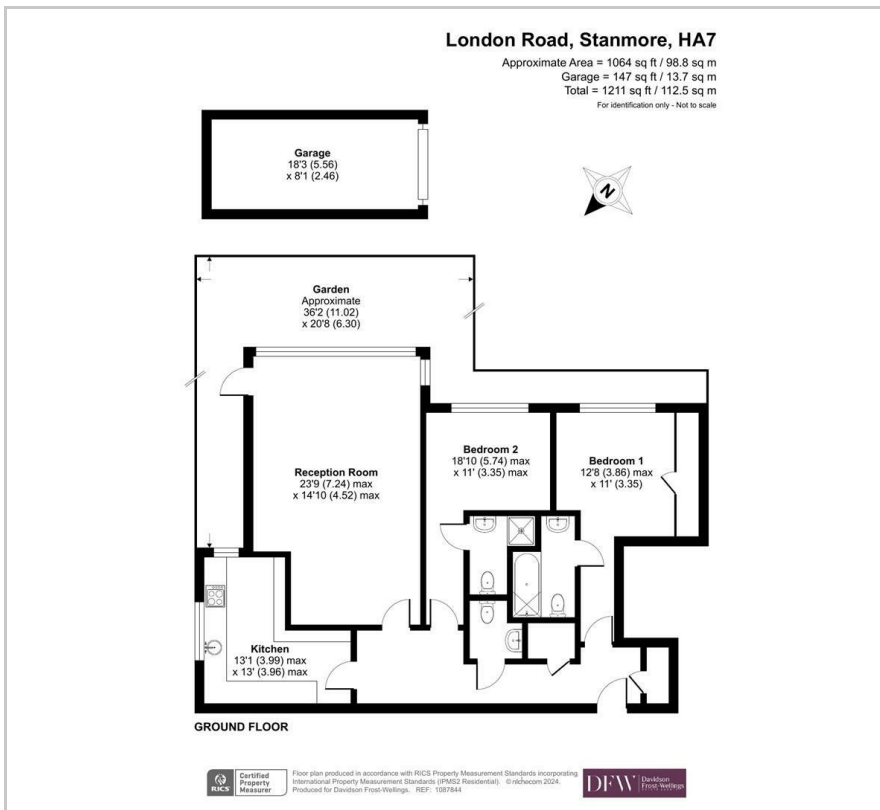
- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Private Garden
- Garage and Allocated Parking
- Share Of Freehold

### Viewing

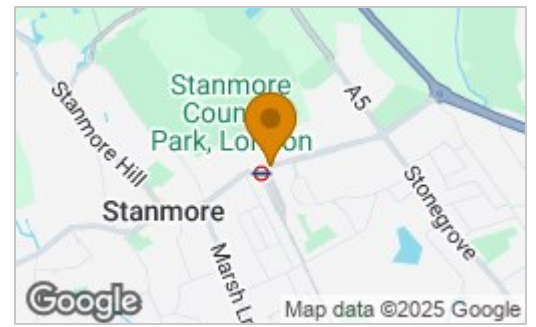
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

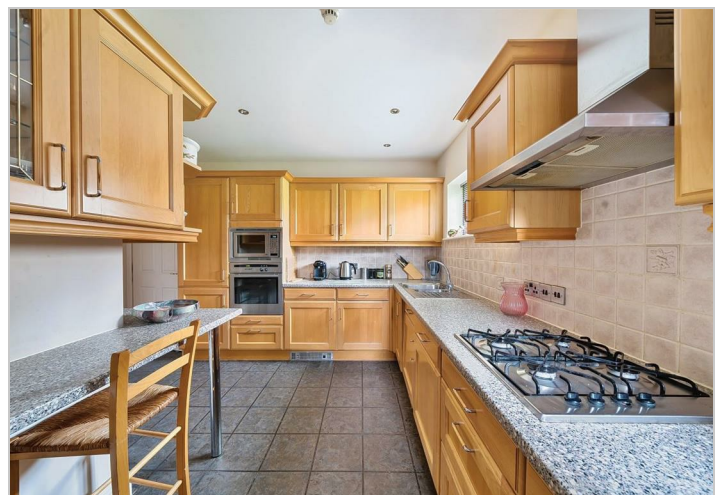


## Area Map



### 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>	72	78
(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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