



## The Chase Stanmore

Asking price £425,000

A well proportioned ground floor flat in a modern building with an allocated parking space. Located on The Chase, Sherbourne Place provides good transport links and access to local schools.

The flat has a large reception room with doors leading directly to communal gardens, and separate kitchen with fitted appliances and ample storage. There is also a large master bedroom with built-in wardrobes and an en-suite, plus a second double bedroom with lots of storage both internal and external.

Leasehold with 94 years remaining.

Service Charge £2,541.88 per annum paid quarterly.

Ground Rent Nil.

Harrow Council Tax Band E.

- Two Bedrooms
- Two Bathrooms
- Allocated Parking
- Communal Gardens
- Good Access to Highstreet & Station
- Separate Kitchen

### 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>		
(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>66</b>	<b>78</b>
<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.