



## Malcolm Court

Stanmore

Offers over £350,000

Davidson Frost-Wellings are pleased to offer this ground floor, two bedroom maisonette with private garden and in a quiet cul-de-sac. This property is in need of modernisation.

This property is walking distance to the local shops and Stanmore station. This maisonette is offered chain free.

Harrow Council Tax Band C  
Leasehold 130 Years approx.

Ground Rent nil.

Service Charge of Approximately £1,150 pa

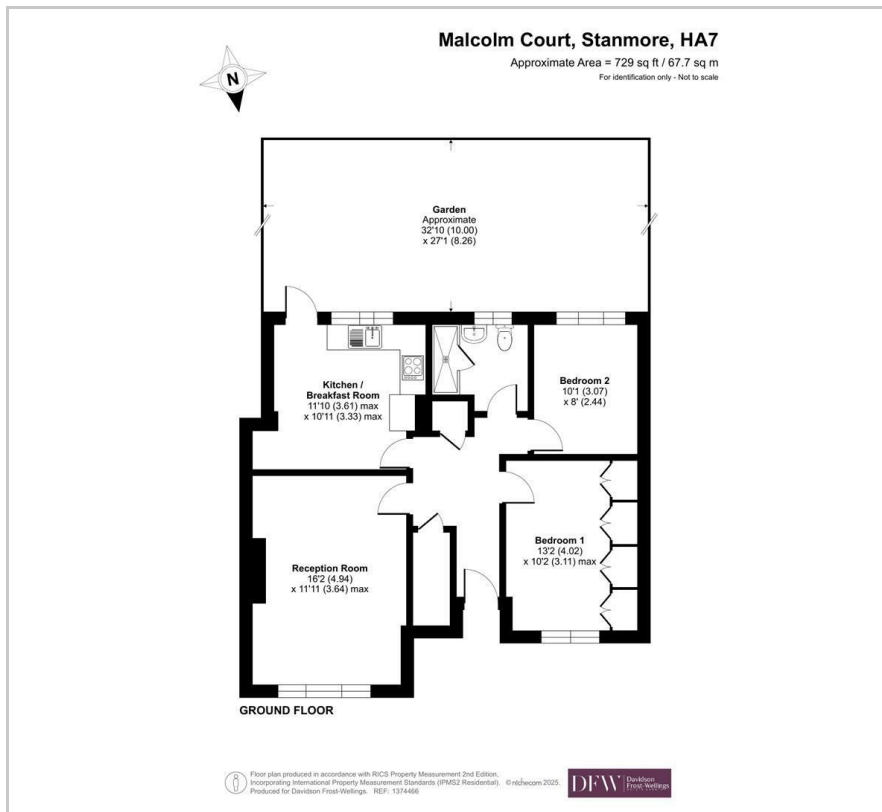
### Viewing

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.

- Two bedrooms
- Bathroom
- Ground floor
- Private garden
- In need of modernization
- Close to shops and transport



# 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>69</b>	<b>78</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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