



## Oak Lodge Close

Stanmore

£625,000

An extremely large, two bedroom, two bathroom flat available chain free on the second floor of a prestigious block in central Stanmore.

The property has a reception room of nearly 450 square feet with a private balcony, as well as a separate kitchen with space for a family dining table. In addition there is a large master bedroom with built-in wardrobes and an ensuite bathroom with his & hers sinks, a full bathtub and a separate shower. The second double bedroom also has an ensuite bathroom.

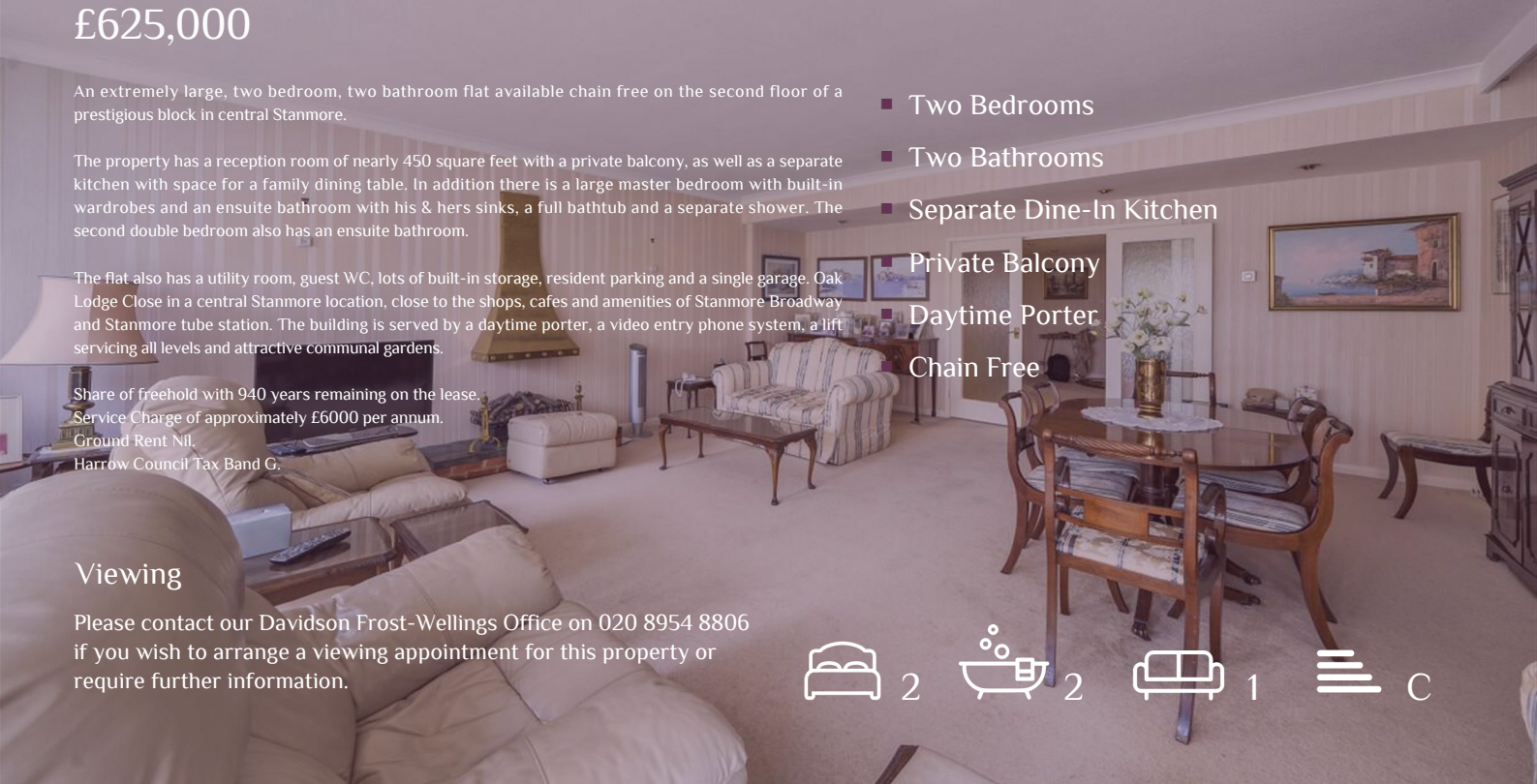
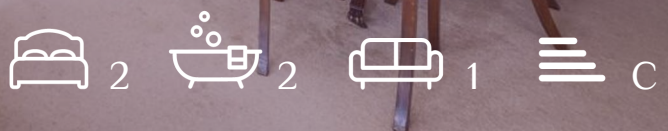
The flat also has a utility room, guest WC, lots of built-in storage, resident parking and a single garage. Oak Lodge Close in a central Stanmore location, close to the shops, cafes and amenities of Stanmore Broadway and Stanmore tube station. The building is served by a daytime porter, a video entry phone system, a lift servicing all levels and attractive communal gardens.

Share of freehold with 940 years remaining on the lease.  
 Service Charge of approximately £6000 per annum.  
 Ground Rent Nil.  
 Harrow Council Tax Band G.

- Two Bedrooms
- Two Bathrooms
- Separate Dine-In Kitchen
- Private Balcony
- Daytime Porter
- Chain Free

### 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

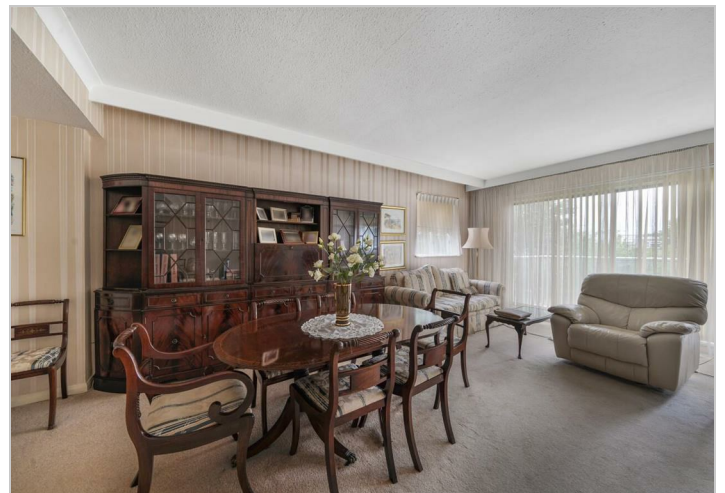


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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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