



## Moore Court

Stanmore

£340,000

A second floor, one bedroom flat available with Davidson Frost-Wellings.

The flat is on the second floor (with lift) with an open plan kitchen/living room and a large private balcony. There is also a spacious double bedroom with built-wardrobe, a family bathroom and a utility cupboard with plumbed in washing machine.

Stanmore Place is in an excellent location for Canon's Park tube station. On site and included for tenants is a gym, a children's playground, a 24 hour concierge and a secure parking space.

Harrow Council Tax Band C.  
Leasehold with approximately 111 years remaining.  
Service Charge of £361.49 per month (£4,337.88 annually).  
Ground Rent £150 per annum.

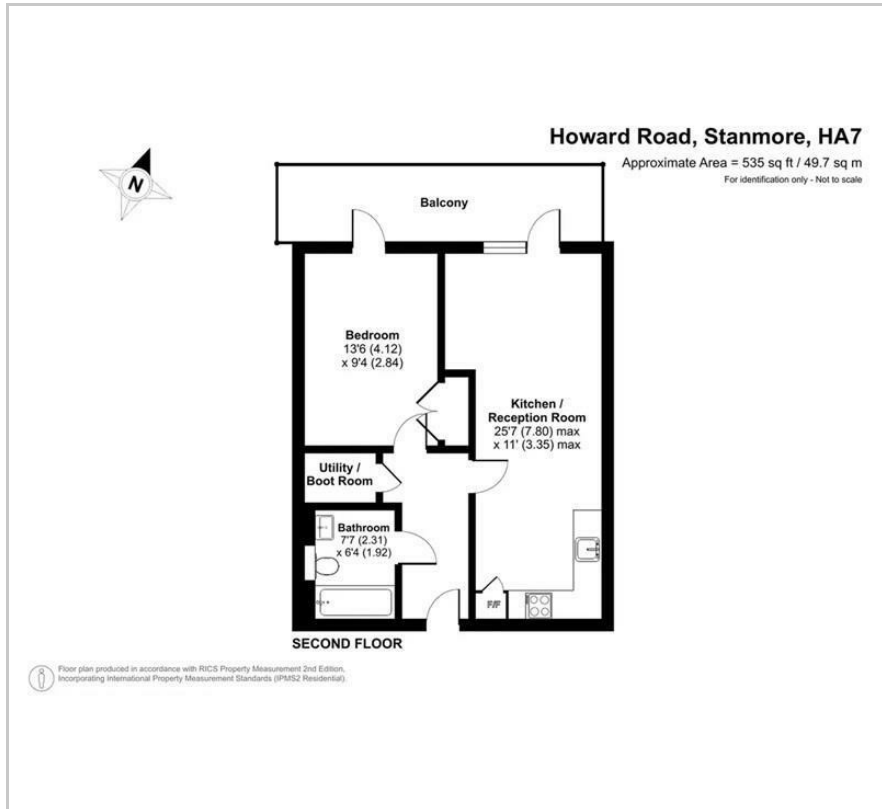
### Viewing

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.

- One bedroom
- Open plan
- Large balcony
- Gym and concierge
- Second floor with lift
- Leasehold



## Floor Plan

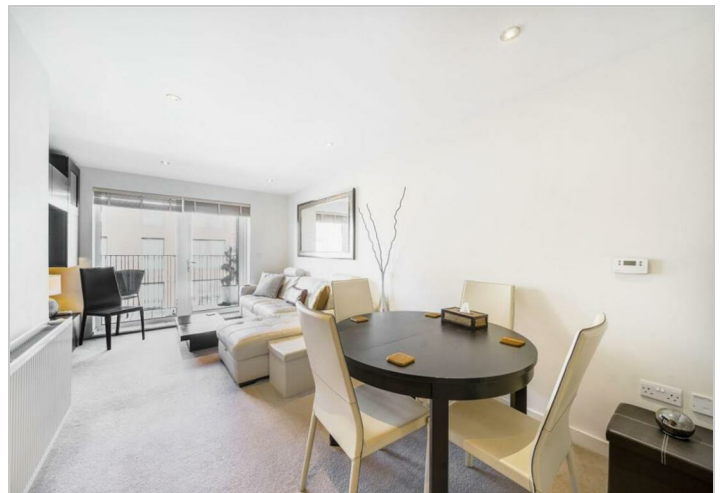


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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>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.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: [info@df-w.co.uk](mailto:info@df-w.co.uk) Website: [www.df-w.co.uk](http://www.df-w.co.uk)