



Church Road

Stanmore

Offers over £580,000



A two bedroom, ground floor flat available chain free with Davidson Frost-Wellings.

The flat has a large reception and dining room with dual aspect and doors leading to a private patio. There is also an eat-in kitchen accessed via glass doors separating the kitchen and the living space. The master bedroom is spacious with ensuite bathroom, walk-in closet and fitted wardrobes. Further accommodation includes a spacious and welcoming hallway, a second double bedroom with fitted wardrobes and a family bathroom.

Allocated, gated, underground parking is included with the flat. The building also comes with a secure video entry system and visitor bays on a first come first served basis.

Leasehold with approximately 102 years remaining.

Ground rent of £250 per annum.

Service charge (including reserve fund contributions) of £3445.72 per annum.

Harrow Council Tax Band E.

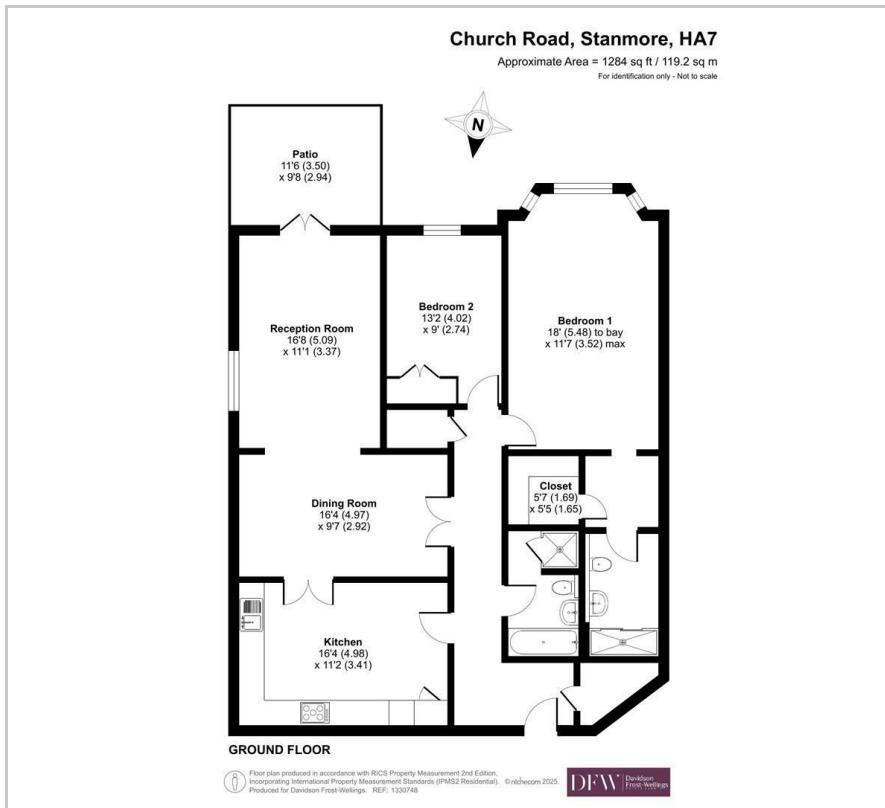
Viewing

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
- Two bathrooms
- Private patio
- Underground parking
- Chain free
- Long leasehold



Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.