



## September Way

Stanmore

£279,950

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

The flat has a bright reception room with large windows, a separate galley kitchen, a large bedroom with built-in wardrobes and a bathroom. The flat is available with built-in storage and with no onward chain.

Leasehold with an extension available upon completion to be in the region of 170 years.

Approximate service charge of £2040 per annum.

Ground rent peppercorn.

Harrow Council Tax Band E.

- One bedroom
- Separate kitchen
- Chain free
- Ground floor
- Built-in storage
- New lease upon completion

### 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.



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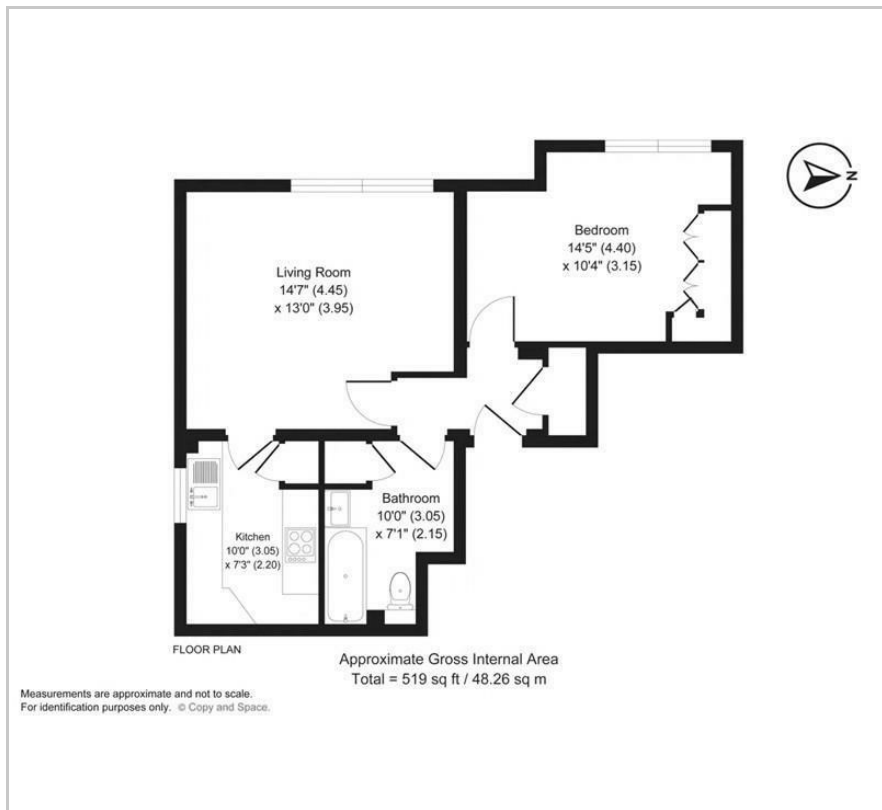


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## Floor Plan



## 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>74</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.

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