



## Brindley Court South

Stanmore Place

Offers over £318,500

A modern and spacious flat in a popular development close to Canons Park Station chain free with Davidson Frost-Wellings.

On the top floor with a large roof terrace, lots of storage and in good condition throughout. The flat has an open plan kitchen/living room, large double bedroom with built-in wardrobes and a spacious family bathroom.

Chain free and with the potential to purchase fully furnished.

Leasehold with 125 years from 26th April 2011.

Ground Rent of £150 per annum.

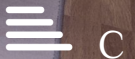
Service Charge of approximately £2500 per annum.

Harrow Council Tax Band C.

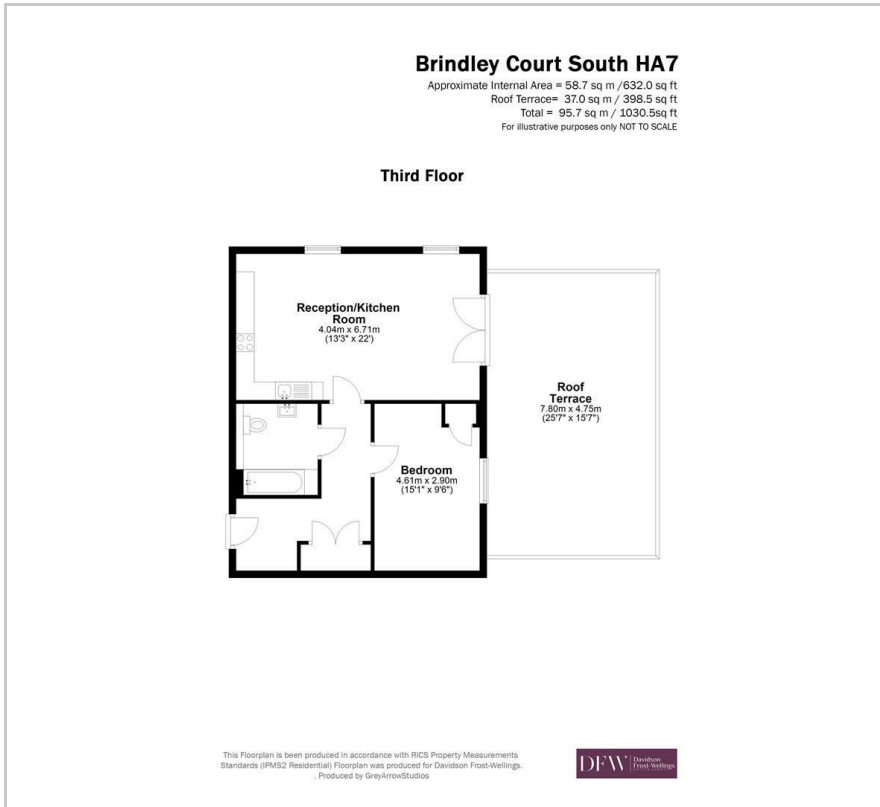
- One Bedroom
- Top Floor
- Modern Building
- Available Furnished
- Amazing Roof Terrace
- Chain Free

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</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>		
<i>Not energy efficient - higher running costs</i>		
<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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