



## The Chase

Stanmore

Asking price £400,000

A well proportioned ground floor flat in a modern building with an allocated parking space. Located on The Chase, Sherbourne Place provides good transport links and access to local schools.

The flat has a large reception room with doors leading directly to communal gardens, and separate kitchen with fitted appliances and ample storage. There is also a large master bedroom with built-in wardrobes and an en-suite, plus a second double bedroom with lots of storage both internal and external.

Leasehold with 94 years remaining.

Service Charge £2,541.88 per annum paid quarterly.

Ground Rent Nil.

Harrow Council Tax Band E.

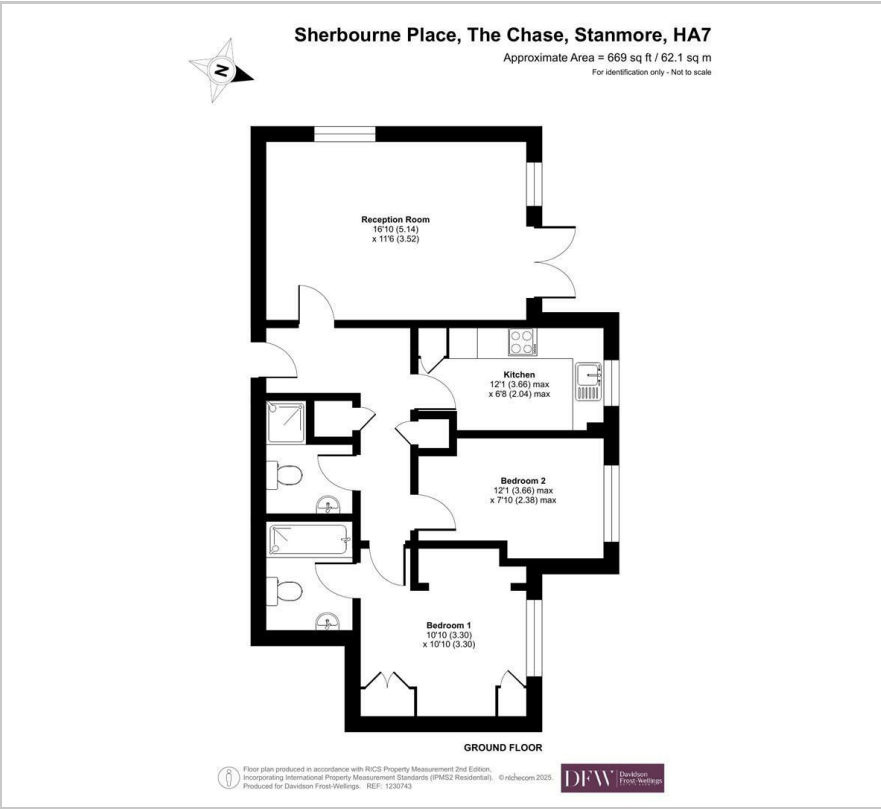
- Two Bedrooms
- Two Bathrooms
- Allocated Parking
- Communal Gardens
- Good Access to Highstreet & Station
- Separate Kitchen

### Viewing

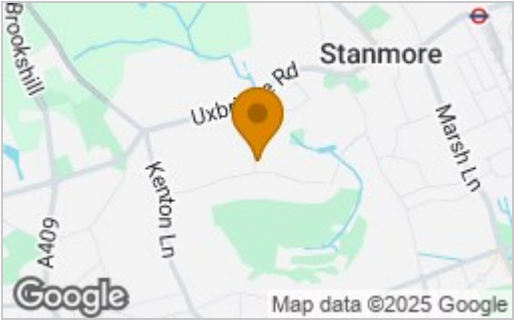
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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