



## Cargrey House, Marsh Lane

Stanmore

£450,000

Davidson Frost-Wellings are pleased to present this two bedroom, two bathroom flat on Marsh Lane. This property benefits from a private balcony, garage and off street parking.

The property is located off Marsh Lane with a short walk to Stanmore's shopping and transport facilities

Leasehold 93 years remaining

Service charge £2,492pa

Ground rent £200pa

Harrow council tax band F

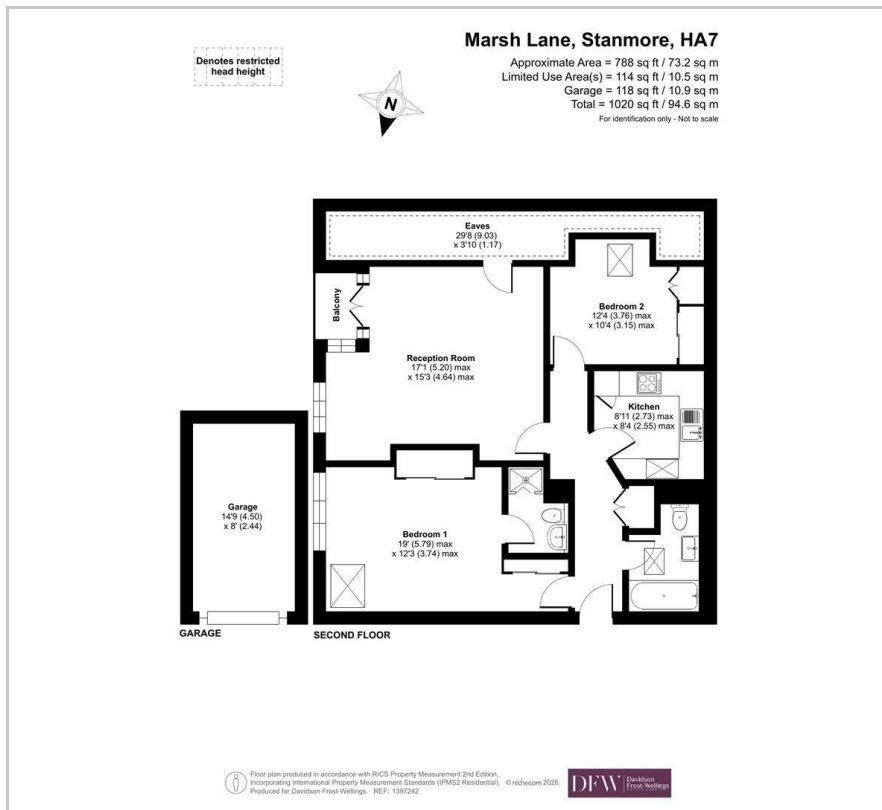
### Viewing

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
- Second floor with lift
- Garage plus off street parking
- Good condition
- Balcony



# 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>77</b>	<b>79</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	



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