



Howard Road

Stanmore

£499,750

A two/three bedroom flat available in excellent condition in the ever popular Stanmore Place.

The flat is on the second floor and comprises a large, open-plan kitchen with a separate study/TV room or third bedroom. The master bedroom has a dressing area and a large ensuite bathroom. There is a further double bedroom and a family bathroom.

The flat is in a modern building with a lift, has a private balcony, communal gardens and allocated secure parking.

Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge.

Leasehold with approximately 991 years remaining.
Service charge of approximately £4400 per annum.
Ground Rent of approximately £85 per month.
Harrow Council Tax Band D.

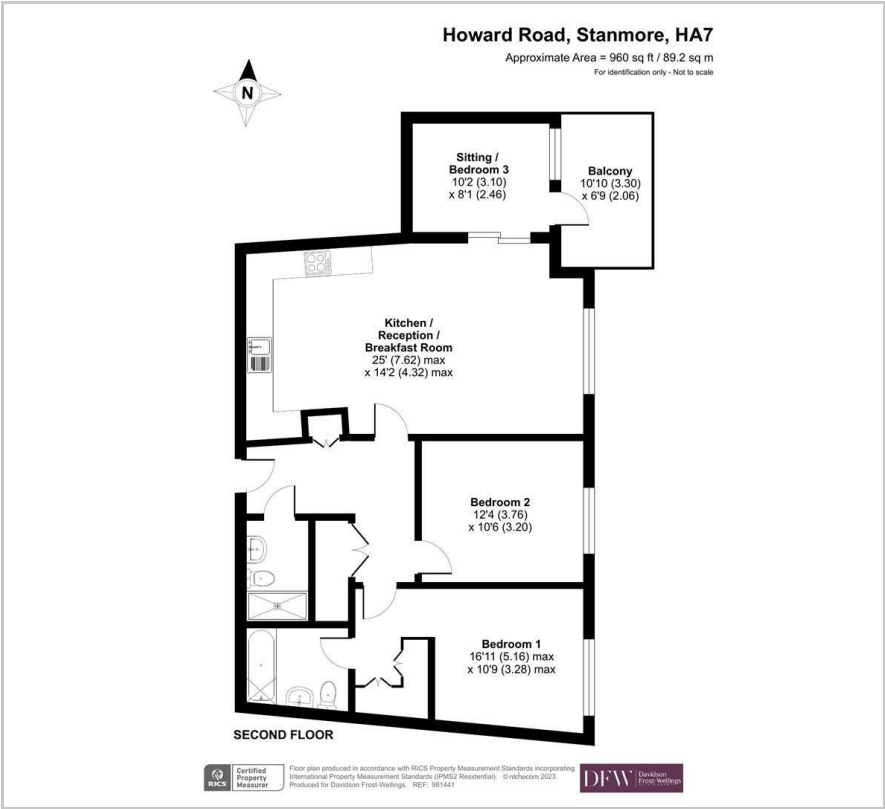
- Three Bedrooms
- Two Bathrooms
- Secure Parking
- Concierge
- Balcony and Lift
- Long Leasehold

Viewing

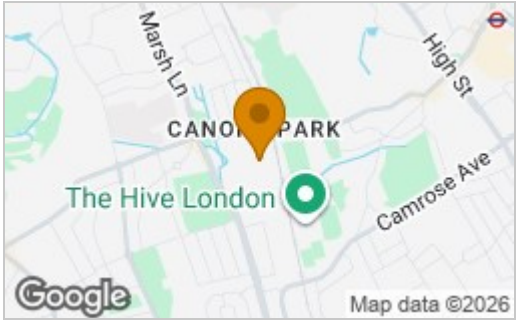
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



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