



## Cherchefelle Mews

Stanmore

£395,000

Easy living on one level, this lovely two bedroom ground floor retirement flat is set within well maintained grounds and benefits from two generous sized bedrooms, bright living space with direct access to a beautiful communal garden via the living room patio door.

Located on Green Lane, an excellent location close to amenities including excellent range of shops, restaurants and bars in central Stanmore while nearby places of worship and the stunning open spaces of Bentley Priory and Stanmore Country Park are within easy reach.

Leasehold with 104 years remaining.  
Service Charge £4500 per annum.  
Ground rent £330 per annum.  
Harrow Council Tax Band E.

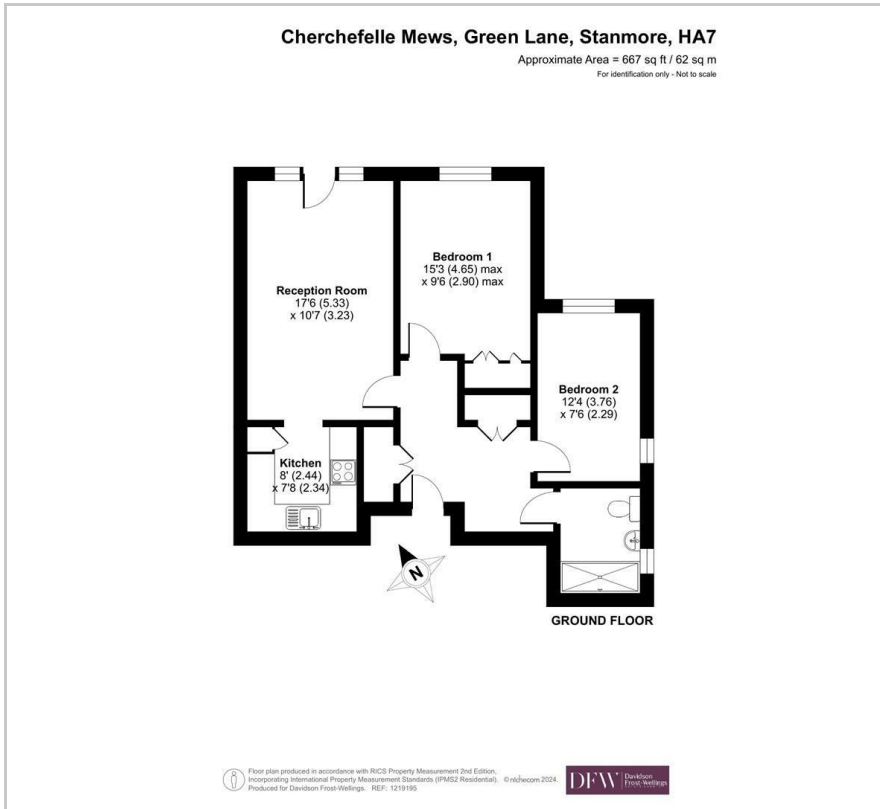
- Two Bedroom
- Ground Floor
- Direct Access to Gardens
- Over 60s
- Warden Assisted
- Residents and Visitors Parking

### 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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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