



## Church Road

Stanmore

£600,000

A two bedroom, ground floor flat available chain free with Davidson Frost-Wellings.

The flat has a large reception and dining room with dual aspect and doors leading to a private patio which in turn leads on to the communal gardens. There is also an eat-in kitchen, a master bedroom with ensuite bathroom and fitted wardrobes. Further accommodation includes a spacious and welcoming hallway, a second double bedrooms with fitted wardrobes, a family bathroom and lots of built-in storage.

Allocated to the flat are two underground parking spaces, offering space to park 4 cars. The building also comes with a secure video entry system and visitor bays on a first come first served basis.

Leasehold with approximately 102 years remaining.  
 Ground rent of £250 per annum.  
 Service charge (including reserve fund contributions) of £3445.72 per annum.  
 Harrow Council Tax Band E.

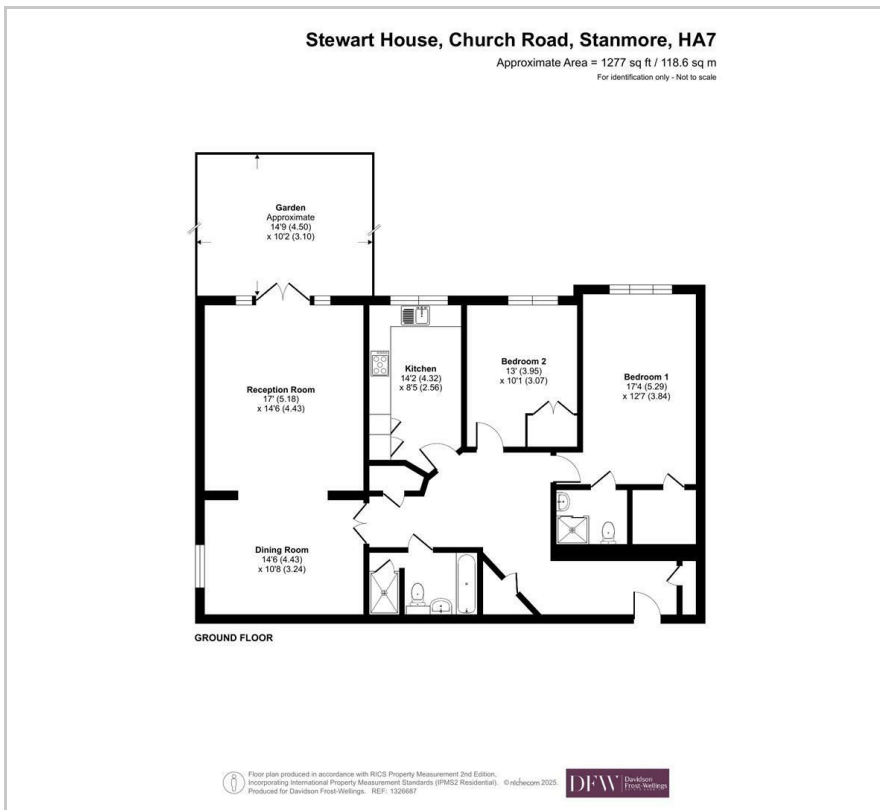
- Two bedrooms
- Two bathrooms
- Separate kitchen
- Private patio and communal gardens
- Underground parking
- Long leasehold

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</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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