



Albemarle Park

Stanmore

£450,000

A two bedroom flat available chain free in good condition throughout with Davidson Frost-Wellings.

The property has a reception room nearly 30' long with multiple windows allowing lots of natural light to flood the room. This room could also be very easily converted to allow for a third bedroom or separate study. There is a separate kitchen, large master bedroom with built-in fitted wardrobes, an additional second double bedroom, family bathroom and WC.

The flat is available with a West facing, private balcony which leads to well maintained communal gardens, as well as a single garage en bloc.

Leasehold with 130 years remaining.
 Service charge of approximately £1565 per annum.
 Ground rent of approximately £250 per annum.
 Harrow Council Tax Band D.

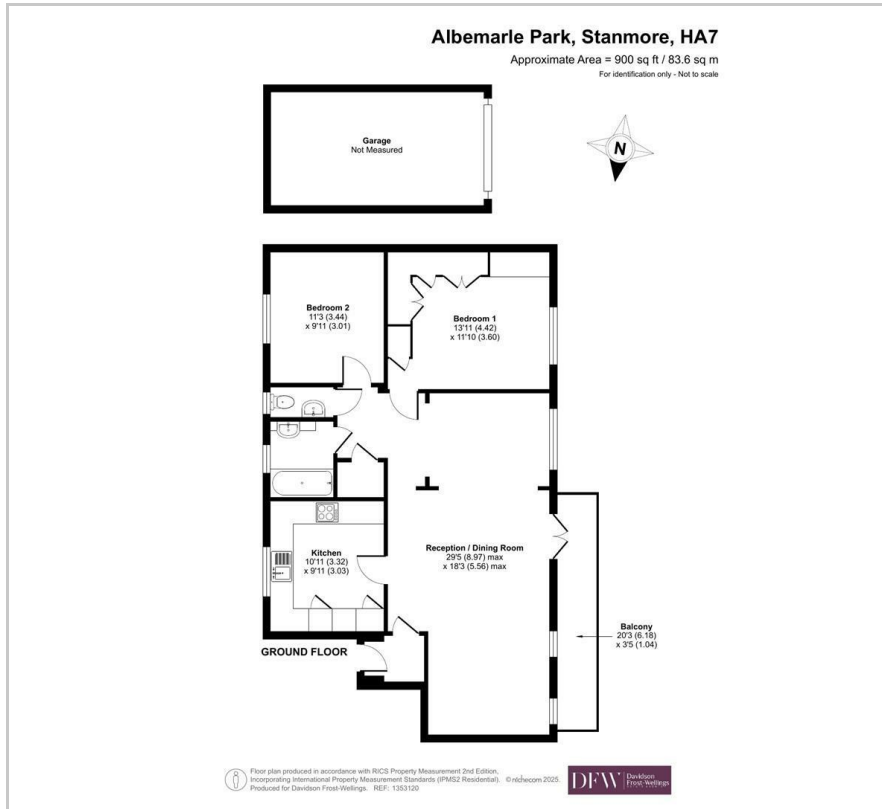
- Two bedrooms
- Separate kitchen
- Chain free
- Private balcony
- Single garage
- Leasehold

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		
(69-80) C	74	77
(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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