



## September Way

Stanmore

£235,000

A studio flat available with Davidson Frost-Wellings, chain free with direct access to a private patio and communal gardens.

The flat is on the ground floor of a block in central stanmore with a separate kitchen, family bathroom and built-in storage. The property has been newly refurbished with a new boiler and an allocated off-street parking space.

Leasehold in the region of 970 years and a Share Of Freehold.  
Service Charge of £1320 (combined) per annum.  
Harrow Council Tax Band B.

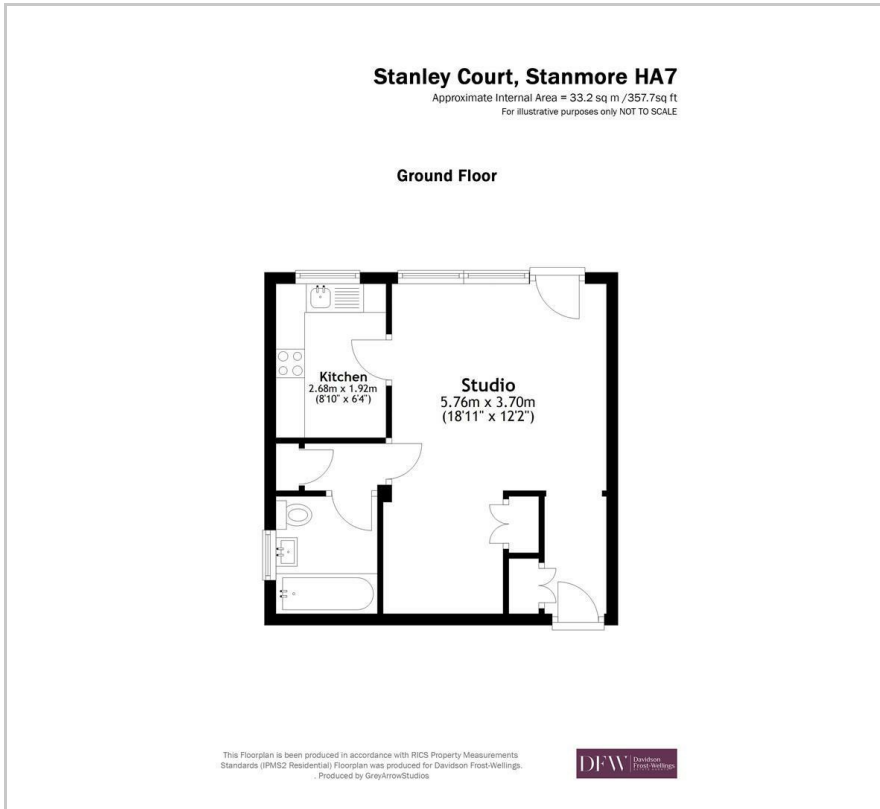
### Viewing

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.

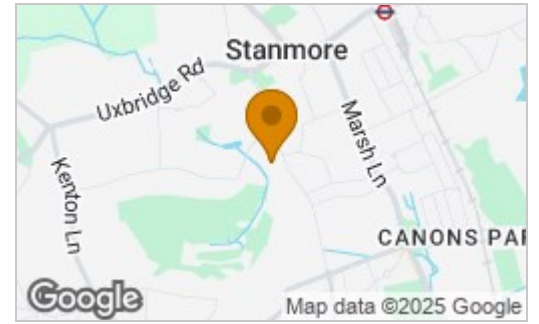
- Studio Flat
- Ground Floor
- Private Patio
- Allocated Parking
- New Boiler
- Excellent Condition




## 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>74</b>	<b>76</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 	



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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