



Merryfield Gardens

Stanmore

£480,000

A three bedroom maisonette available chain free and in an excellent location with Davidson Frost-Wellings.

The property is available with a large reception room, leading to a private patio, plus a separate kitchen and additional dining room. The property has three bedrooms, a family bathroom and guest WC.

This maisonette also has communal gardens and comes with a single garage with one parking space in front.

Merryfield Gardens is a no-through road off Marsh Lane offering easy access to the shops, cafes and amenities of Stanmore Broadway, as well as Stanmore Tube Station.

Leasehold with 200 years from June 1962. Current length is approximately 157 years.

Service Charge of £850 per annum.

Ground Rent of £50 per annum.

Harrow Council Tax Band E.

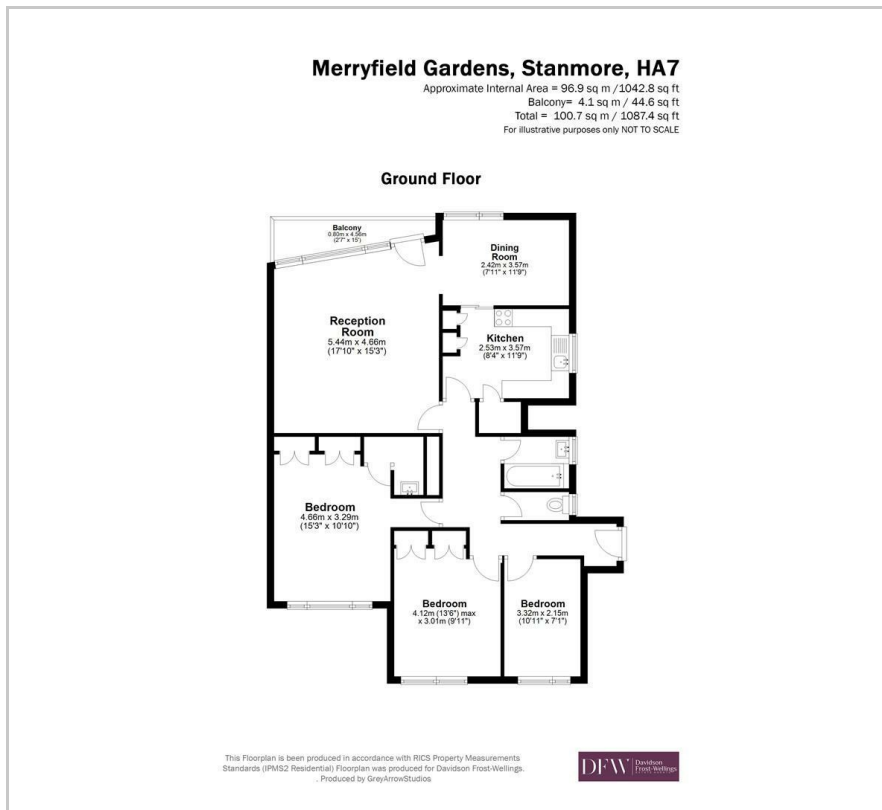
- Three bedrooms
- Two reception rooms
- Private balcony
- Single garage
- Chain free
- Own entrance

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	70	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	



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.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: info@df-w.co.uk Website: www.df-w.co.uk