



Church Road Stanmore £450,000

Davidson Frost-Wellings are pleased to present this three bedroom, two bathroom top floor flat Church Road.

Stanmore boasts an abundance of greenery, charming commons, and acres of Green Belt. It is one of Northwest London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's, and Stanmore College.

Service charge £4,000 pa
Ground rent £250 pa
Leasehold 99 years remaining
Harrow council tax band E

- Three bedrooms
- Two bathrooms
- Top floor with lift
- Chain free
- Fitted kitchen/ Breakfast room
- 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.



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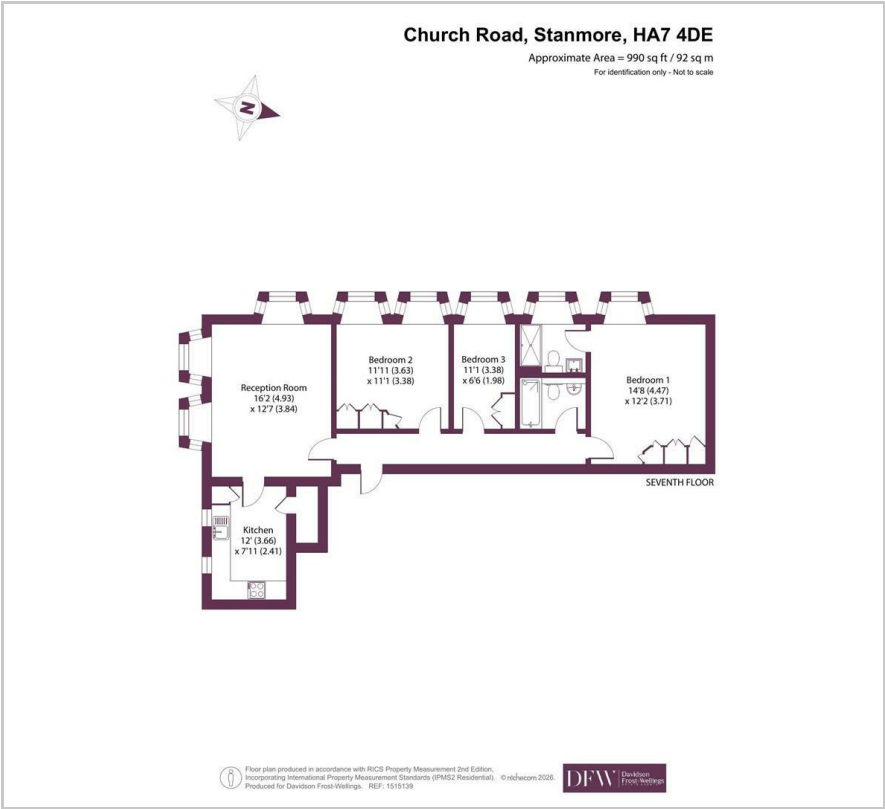


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B

Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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