



## Laburnum Court

Stanmore

£450,000

Davidson Frost-Wellings are pleased to present this two bedroom, first floor maisonette in Laburnum Court. The property comprises a bright and attractive reception, two bedrooms, separate kitchen, bathroom/WC. There is a good amount of storage throughout and loft access.

This property has a garage and is sold chain free. Laburnum Court is ideally placed for easy access to Stanmore's local eateries and amenities. This maisonette is ideal for those who are looking to refurbish a property throughout.

Share of freehold 996 years remaining

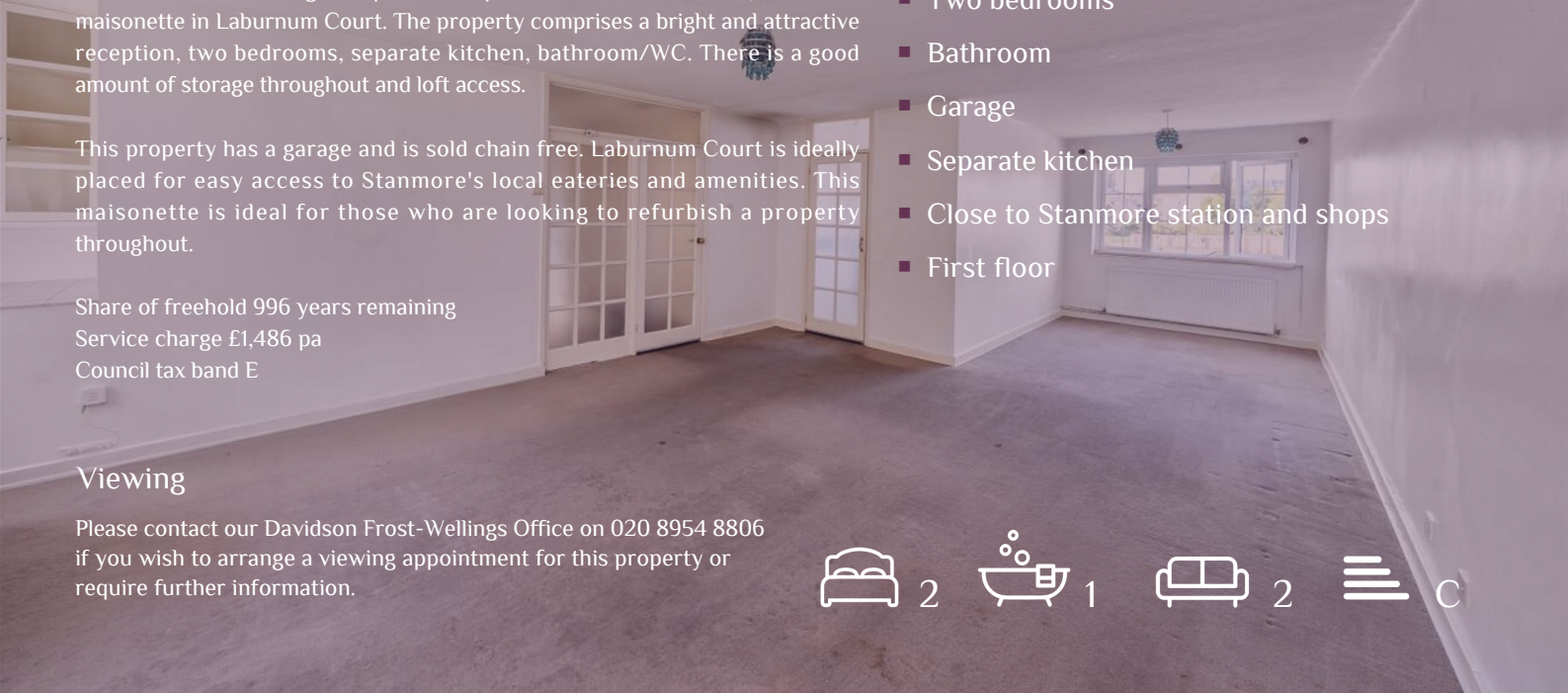
Service charge £1,486 pa

Council tax band E

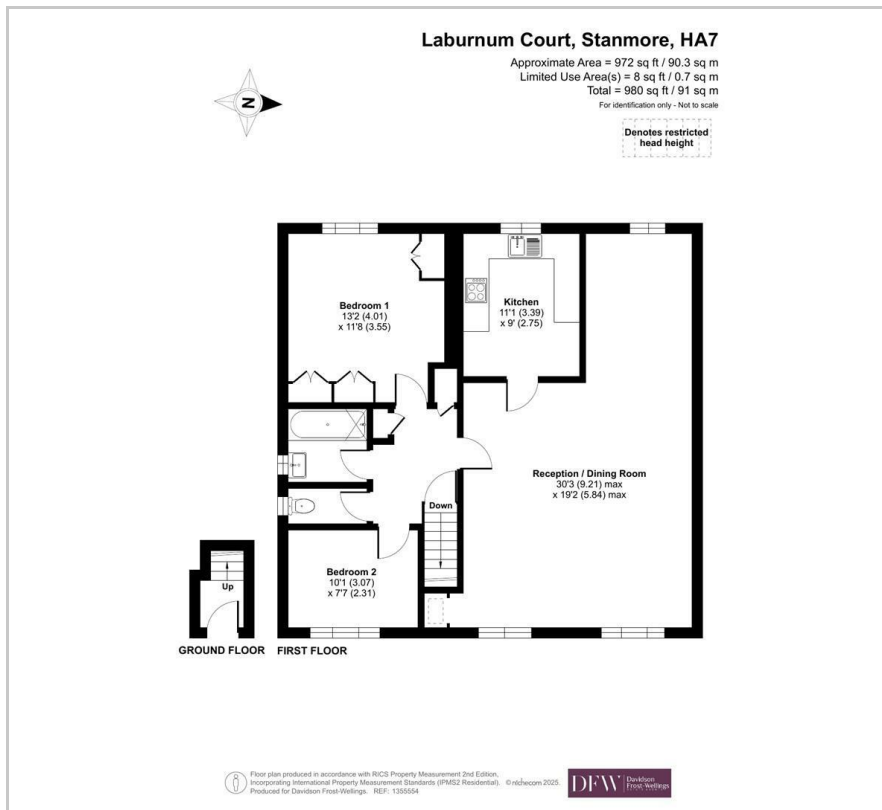
- Two bedrooms
- Bathroom
- Garage
- Separate kitchen
- Close to Stanmore station and shops
- First floor

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</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	



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