



## Stanmore Hill

Stanmore

£430,000

A large three bedroom, first floor flat available with lots of period features with Davidson Frost-Wellings.

The flat has a bay windowed reception room, open plan with an eat-in kitchen with dual aspect and high ceilings allowing for lots of natural light. There is a large master bedroom with en suite shower room, a further double bedroom and a third single bedroom, plus a welcoming entrance hall, utility room and storage.

There is also a communal roof terrace offering stunning views over London.

Leasehold with approximately 163 years remaining.  
Peppercorn ground rent.  
Ad hoc service charges.  
Harrow Council tax band C.

- Three bedrooms
- Two bathrooms
- Over 900 sq ft
- First floor
- Period features
- Long 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

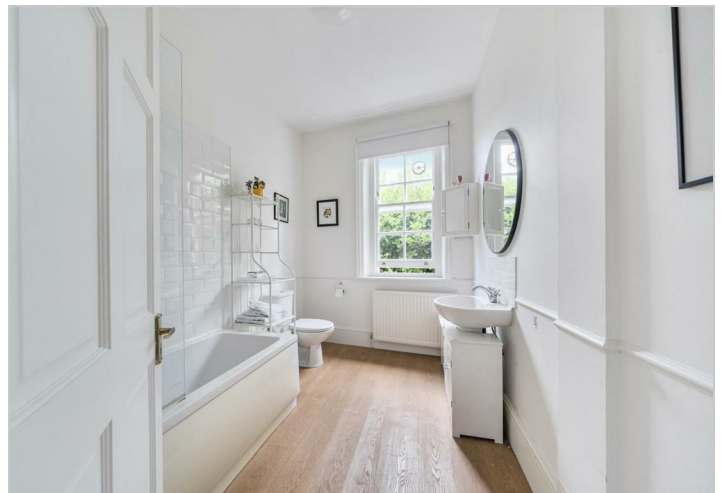


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(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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