



Aylmer Drive

Stanmore

£775,000

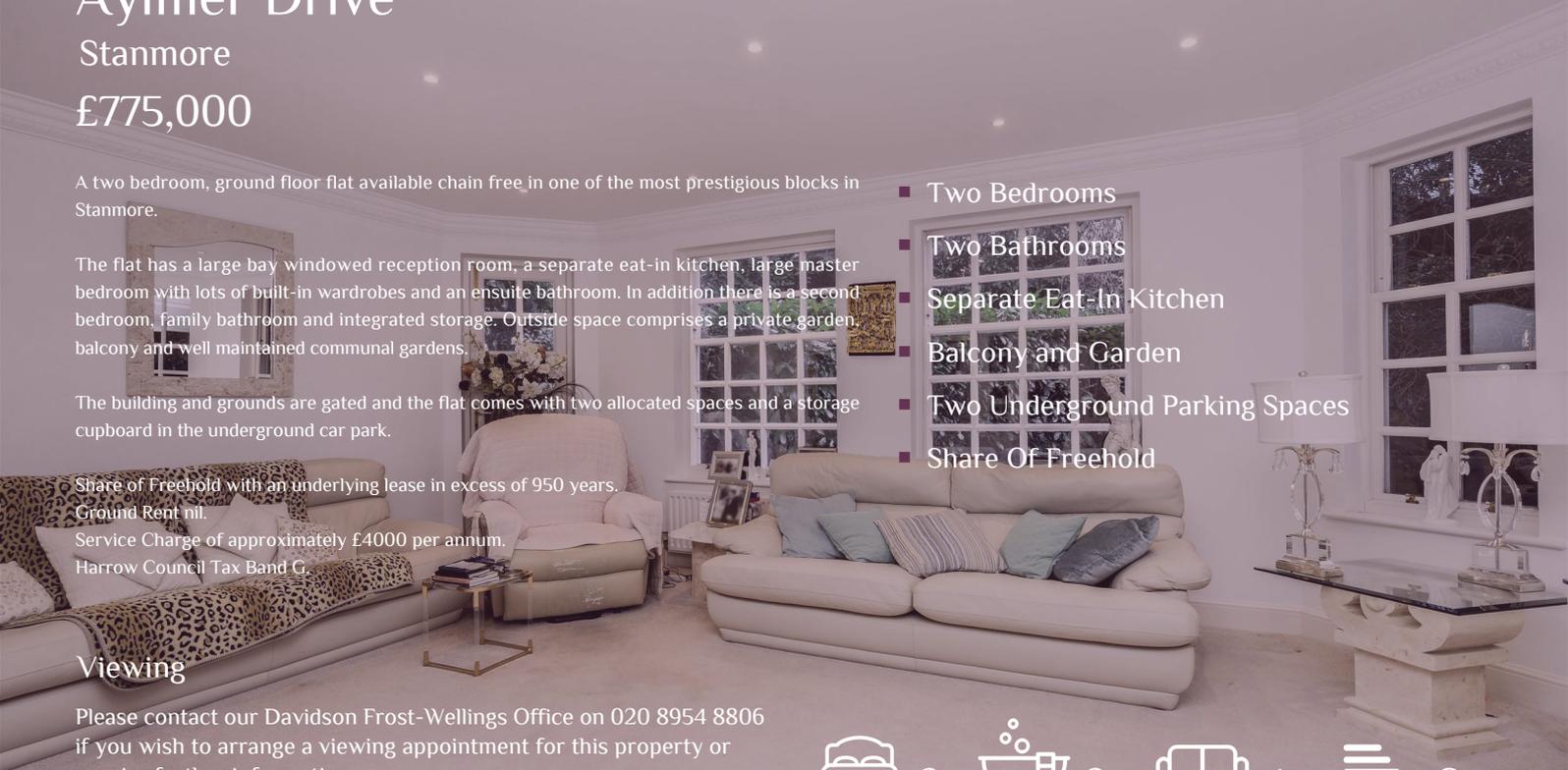
A two bedroom, ground floor flat available chain free in one of the most prestigious blocks in Stanmore.

The flat has a large bay windowed reception room, a separate eat-in kitchen, large master bedroom with lots of built-in wardrobes and an ensuite bathroom. In addition there is a second bedroom, family bathroom and integrated storage. Outside space comprises a private garden, balcony and well maintained communal gardens.

The building and grounds are gated and the flat comes with two allocated spaces and a storage cupboard in the underground car park.

Share of Freehold with an underlying lease in excess of 950 years.
 Ground Rent nil.
 Service Charge of approximately £4000 per annum.
 Harrow Council Tax Band C.

- Two Bedrooms
- Two Bathrooms
- Separate Eat-In Kitchen
- Balcony and Garden
- Two Underground Parking Spaces
- Share Of Freehold

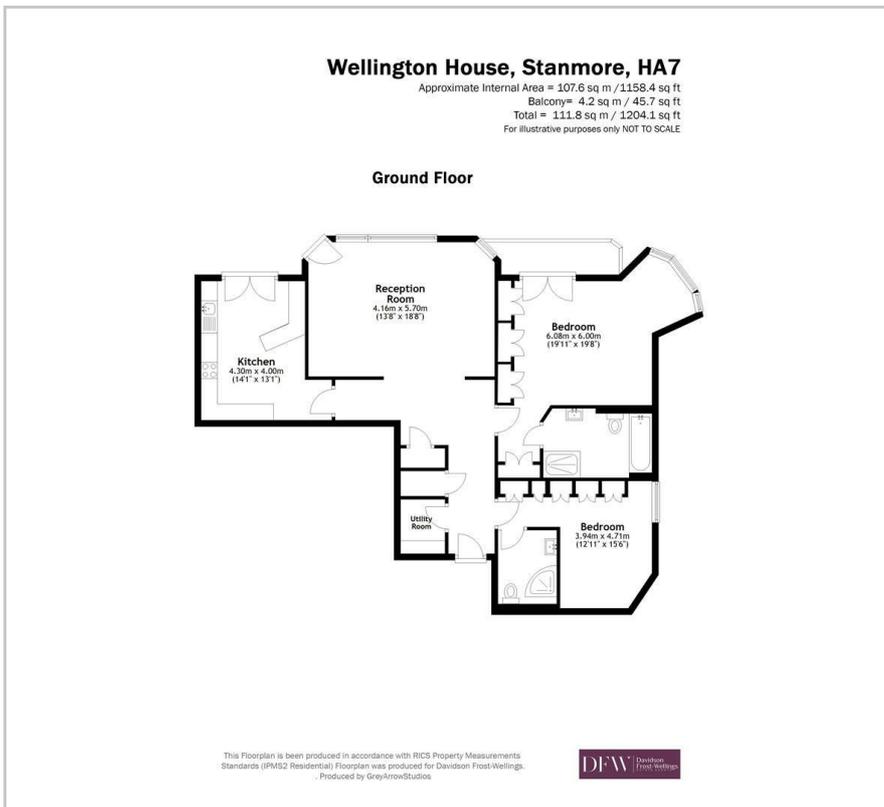


Viewing

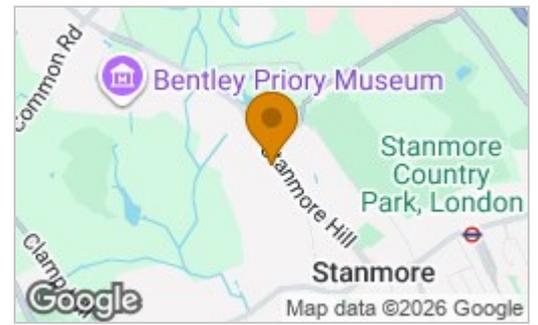
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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