



## Madeleine Court, Letchworth Road Stanmore Offers over £324,950

A one bedroom third floor flat available chain free with Davidson Frost-Wellings in Stanmore Place.

The flat comes with an open-plan kitchen / reception room, a double bedroom, a large family bathroom and lots of built-in storage.

Stanmore Place is in an excellent location for Canon's Park tube station. On site and included for tenants is a gym, a children's playground, a 24 hour concierge and a secure parking space.

Leasehold 975 years remaining  
Service charge £2,250  
Ground rent £250  
Harrow council tax band D

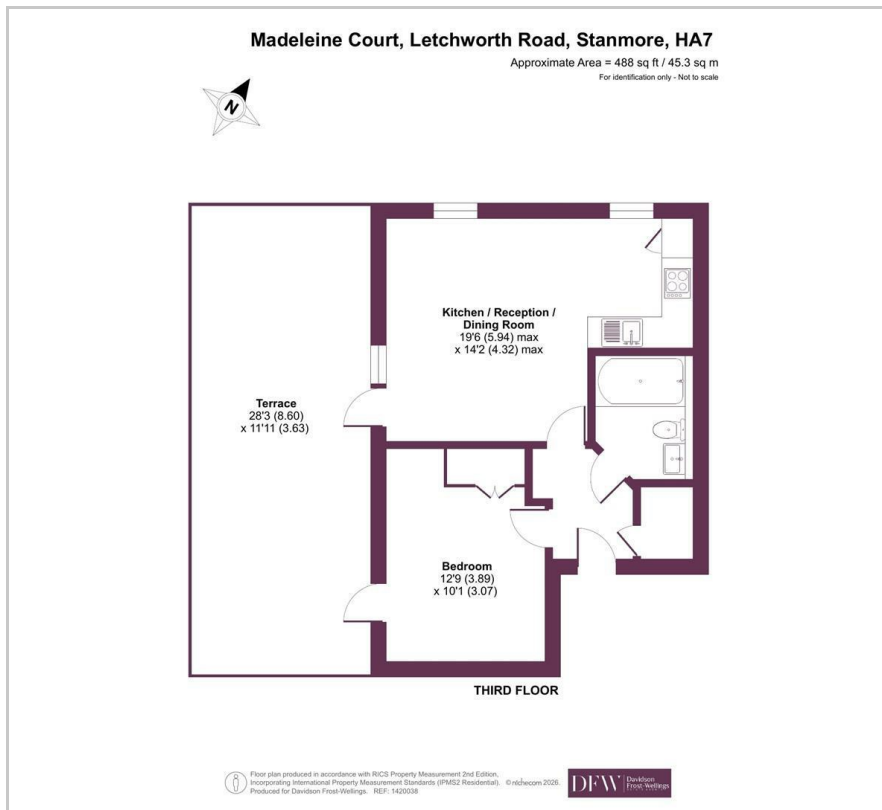
### Viewing

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.

- One bedroom
- Third floor
- Open plan kitchen
- Bathroom
- Allocated parking
- Chain free



## Floor Plan

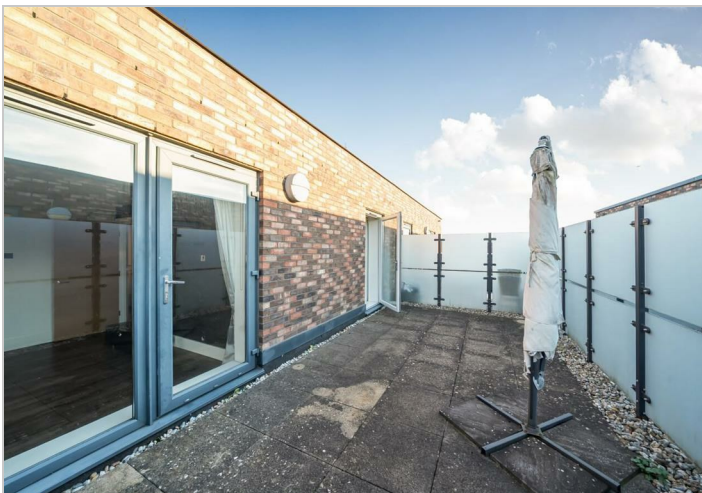


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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