



## 100 London Road Stanmore £575,000

A large and well proportioned ground floor flat available chain free with Davidson Frost-Wellings.

The flat has a large eat-in kitchen with separate reception/dining room. The kitchen is fully integrated with dual aspect with an attractive outlook. The reception room is large and offers space for a dining table as well as a wall of windows overlooking the private garden. Both bedrooms have ensuite bathrooms and built-in wardrobes.

The flat comes with built in storage, a guest WC, private rear garden, allocated parking space and garage with light and power. Amora is a modern building in a central Stanmore location convenient for Stanmore tube station and the shops, cafes and amenities on Stanmore Broadway.

Share of Freehold with a leasehold of 100 years remaining.  
Ground Rent Nil.  
Service Charge of approximately £3960 per annum.  
Harrow Council Tax Band G.

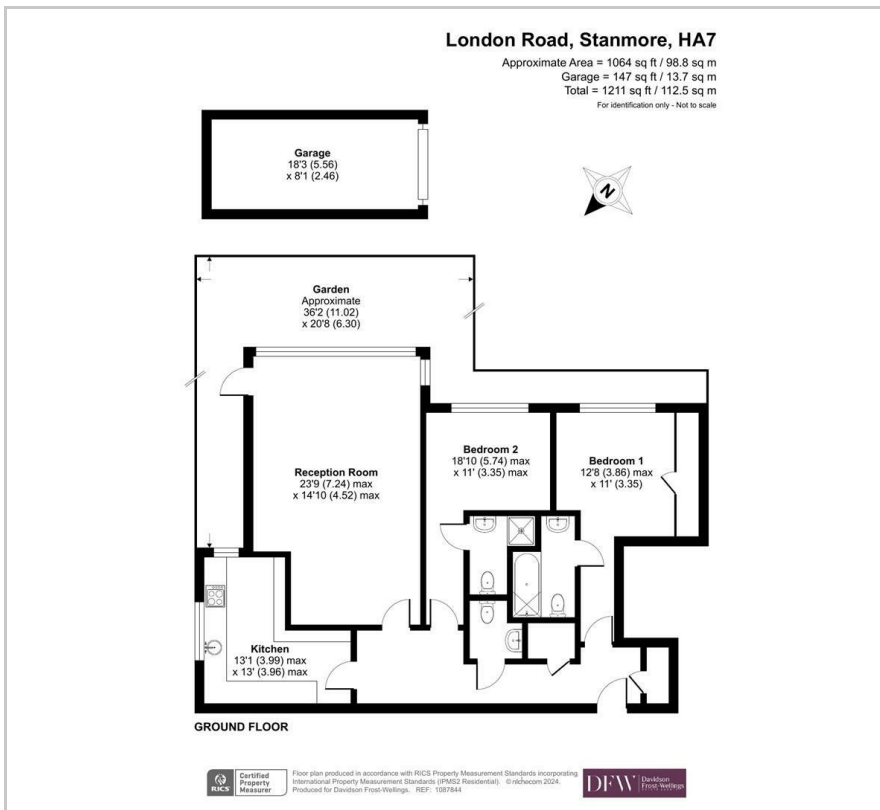
- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Private Garden
- Garage and Allocated Parking
- Share Of Freehold

### Viewing

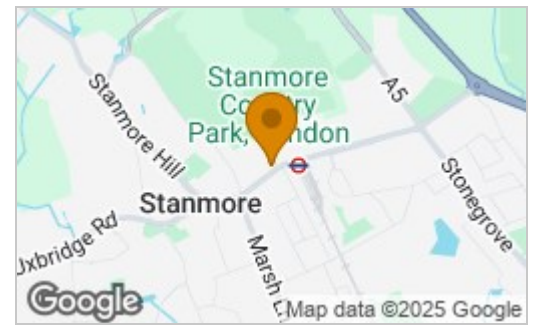
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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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