



## Honeypot Lane

Stanmore

£385,000

A fantastic opportunity to acquire this two-bedroom ground floor maisonette, conveniently located on Honeypot Lane.

This property is close to shopping and transport facilities, including easy access to Canons Park and Queensbury Stations. The property benefits from a spacious lounge and conservatory, fitted kitchen, good size bedrooms, bathroom, own rear and front garden.

Ideal for first time buyers looking to get on the property ladder or investors alike and no upper chain.

Lease of 132 years remaining.  
Ground Rent of £100 per year.  
Service Charges nil.  
Harrow Council Tax Band C

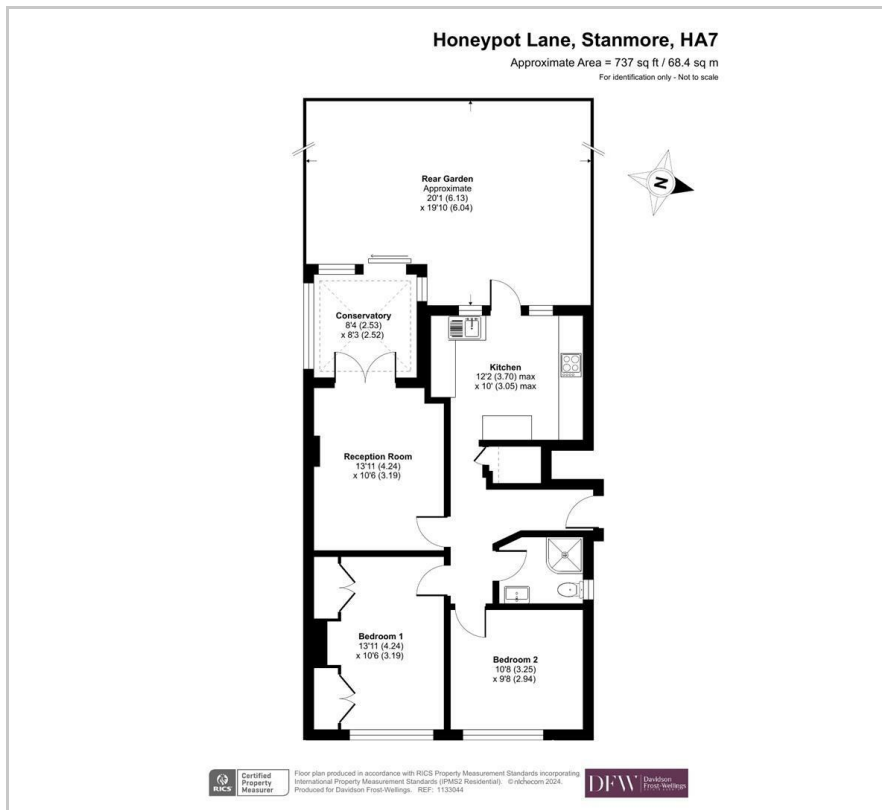
### Viewing

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.

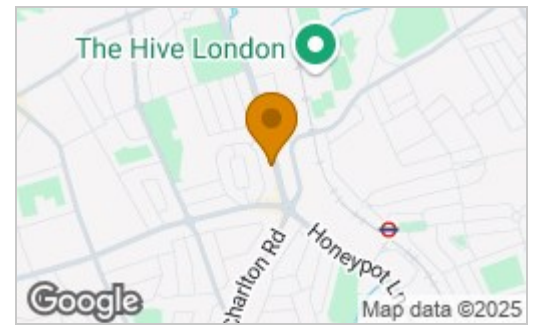
- Two bedrooms
- Bathroom
- Ground floor
- Garden
- Conservatory
- Perfect investment or first time buy



## 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>69</b>	<b>78</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	



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.

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