



## Henry Court

Stanmore

Offers in excess of £275,000

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

The flat is available with a semi open plan kitchen and living room, with a private balcony, a large double bedroom and a family bathroom.

Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge. The flat also has an allocated car parking space in the secure on-site car park.

Leasehold of 999 years from 1st January 2009.

Ground Rent of approximately £883.58 per year.

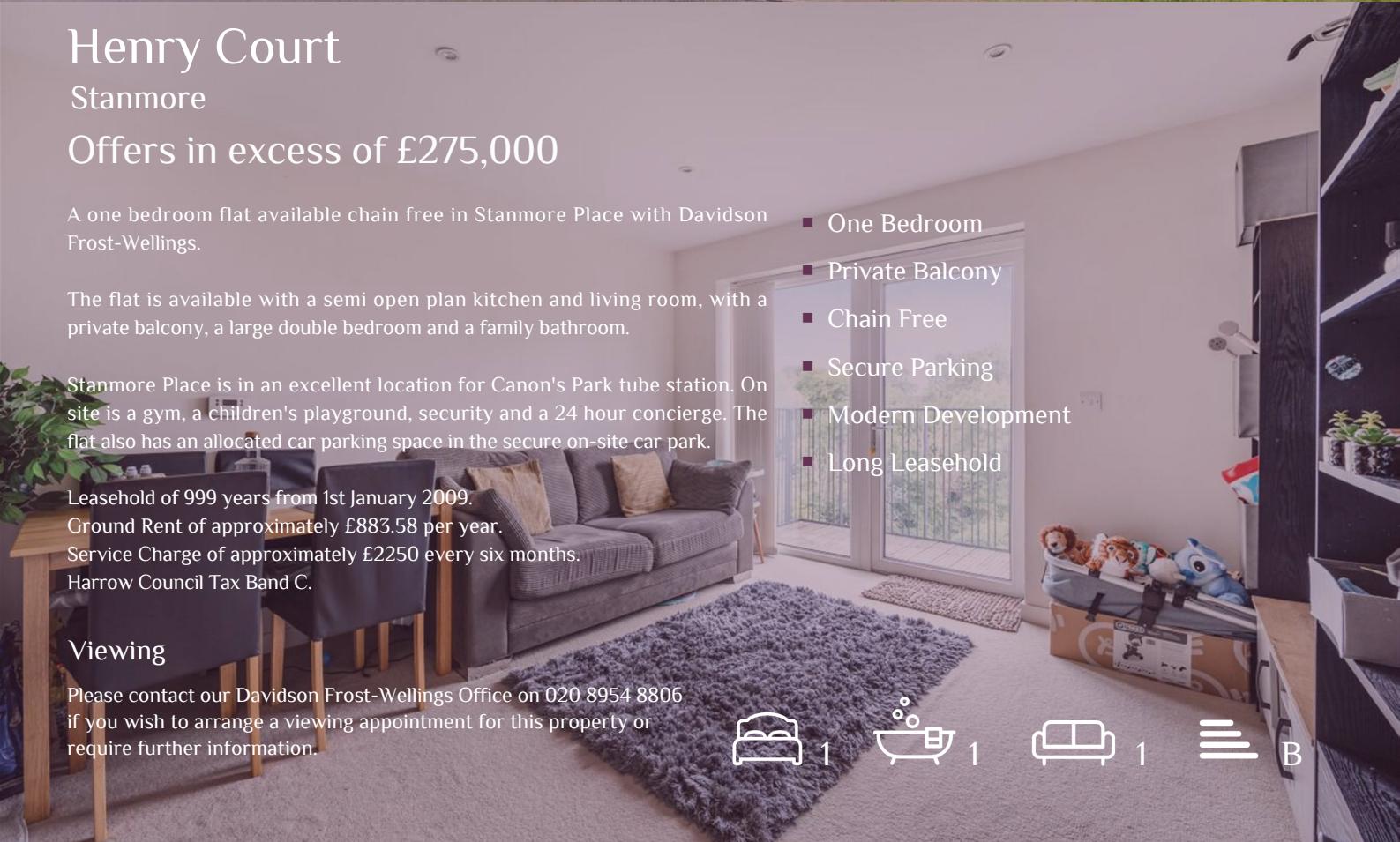
Service Charge of approximately £2250 every six months.

Harrow Council Tax Band C.

### Viewing

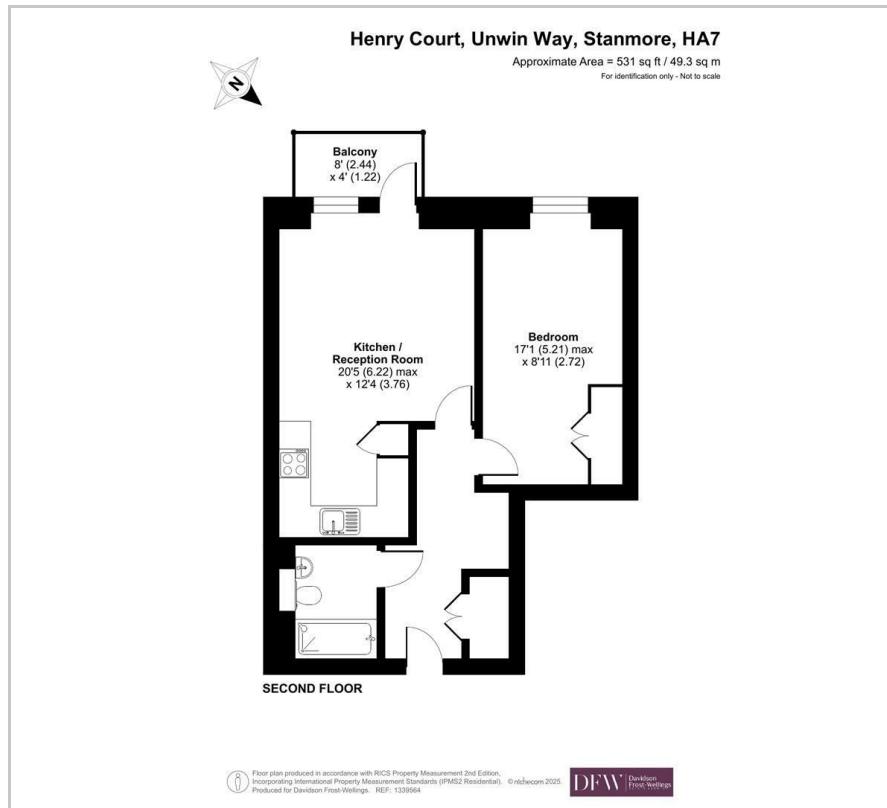
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom
- Private Balcony
- Chain Free
- Secure Parking
- Modern Development
- Long Leasehold



B

## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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