



## Sandown Court

Stanmore

£500,000

A two bedroom, two bathroom ground floor flat available with Davidson Frost-Wellings, chain free, in a central Stanmore location. This flat has a separate large kitchen area, living room and a private garage.

Share of freehold Lease with 176 years remaining.

Service Charges of approximately £2750 pa

Ground Rent n/a.

Harrow Council Tax Band F.

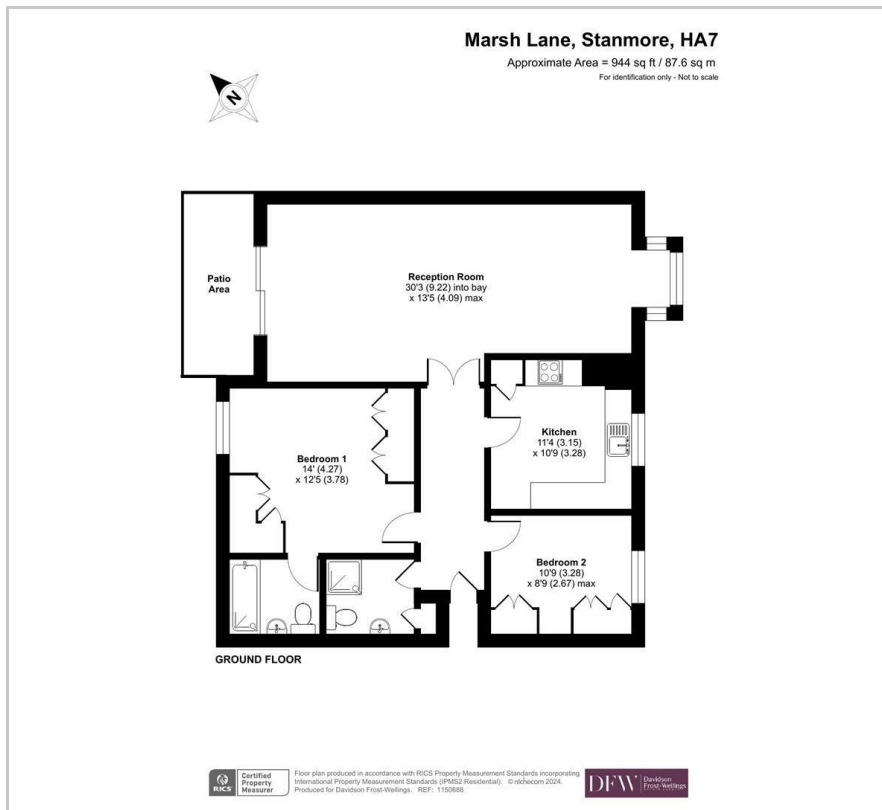
- Two bedrooms
- Two bathrooms
- Garage
- Share of freehold
- Close to transport and shops
- Chain free

### 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>	<b>74</b>	<b>78</b>
(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	



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.