



## Stanmore Place

Stanmore

£325,000

A one bedroom, top floor flat, available chain free with an enormous roof terrace.

The flat is on the top floor (with lift) in the modern Stanmore Place development. There is an open plan kitchen and living room with glass doors leading to an extremely large private roof terrace. There is also a double bedroom with built-in wardrobes, a spacious family bathroom plus a utilities cupboard to house the washing machine.

Leasehold with approximately 113 years remaining.  
Service charges of approximately £2219 per annum.  
Ground rent of £150 per annum.  
Harrow Council Tax Band C.

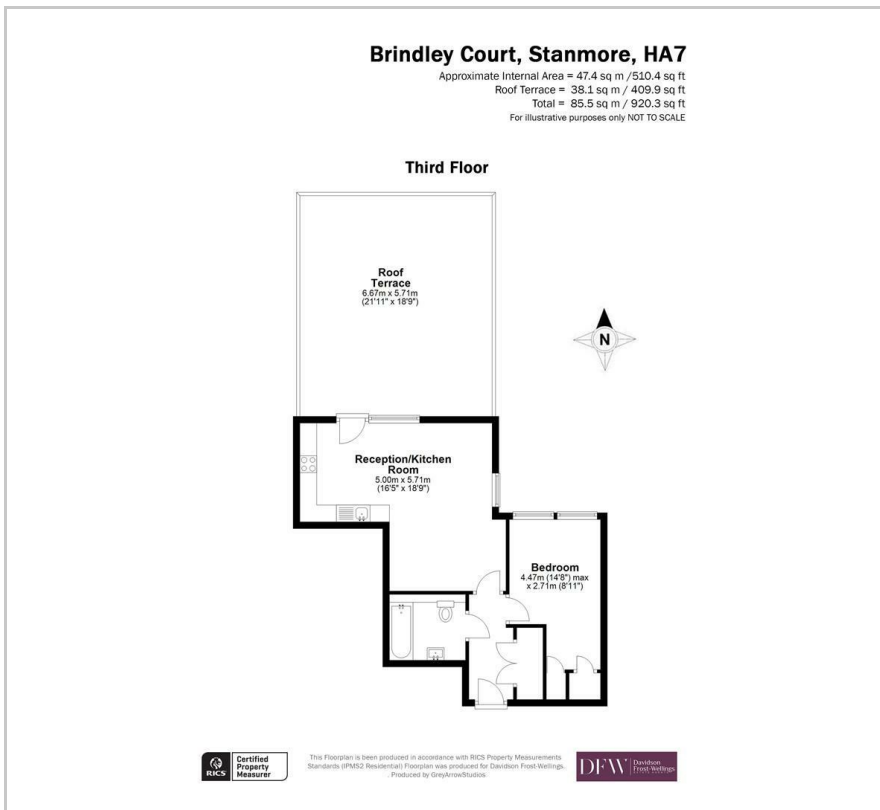
### Viewing

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.

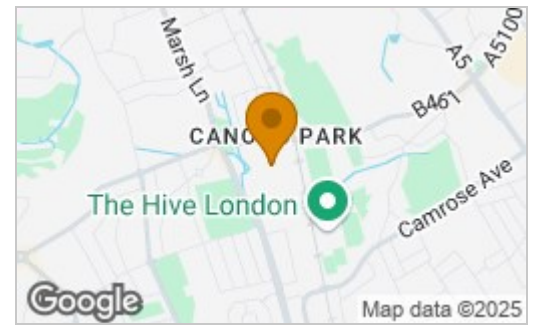
- One bedroom
- Large roof terrace
- Chain free
- Top floor (with lift)
- Modern development
- Open plan kitchen



## 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>	<b>78</b>	<b>78</b>
(69-80) <b>C</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.

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