



Howard Road Stanmore £520,000

The largest two bed two bathroom flat, in the Stanmore Place development around 1050 sq ft on the fourth floor with Davidson Frost-Wellings.

The flat has a large, open-plan kitchen and reception space with multiple windows allowing in lots of natural light and views over the fountains. There is also a master bedroom with built-in wardrobes and an ensuite bathroom as well as a second double bedroom, a family bathroom and multiple built-in storage cupboards.

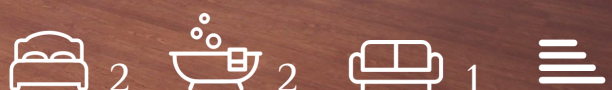
The flat is on the fourth floor in the modern Royal Court benefitting from fully reversible windows allowing lots of light and views of surrounding London including Wembley stadium. Stanmore Place is in an excellent location for Canon's Park tube station. On site and included residents is a communal garden, gym, a children's playground, a 24 hour concierge and a secure parking space.

Leasehold with approximately 990 years remaining.
Service Charge of approximately £4000 per annum.
Ground Rent of approximately £1000 per annum.
Harrow Council Tax Band E.

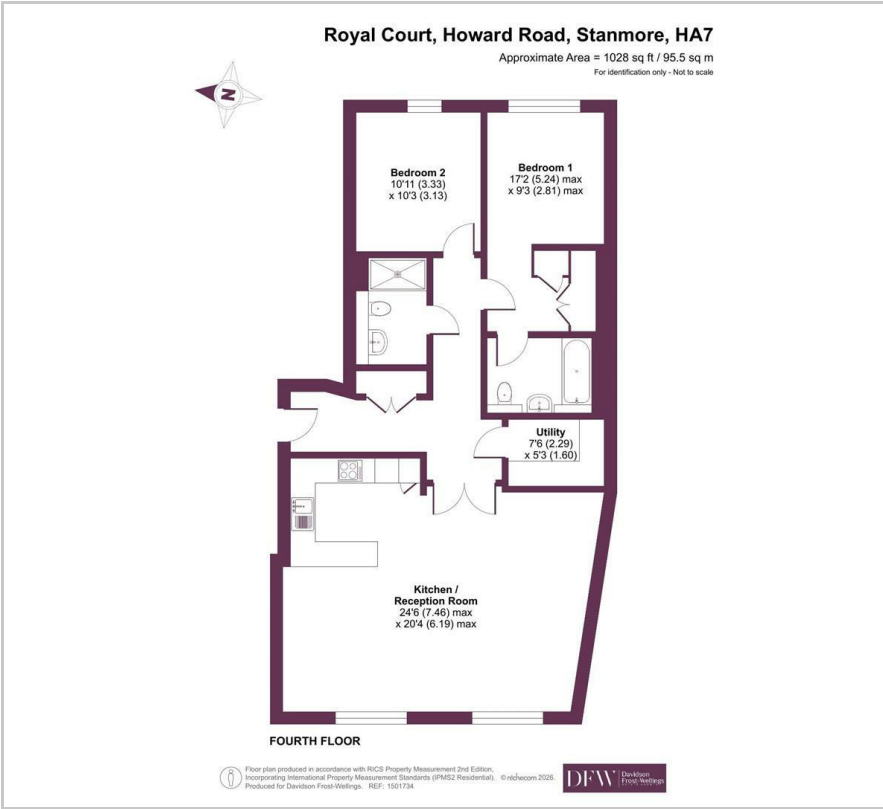
- Two bedrooms
- Two bathrooms
- Gym and security
- Concierge
- Secure allocated parking
- Long leasehold

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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