



## Brindley Court South

Stanmore Place

Offers over £318,500

A modern and spacious flat in a popular development close to Canons Park Station chain free with Davidson Frost-Wellings.

On the top floor with a large roof terrace, lots of storage and in good condition throughout. The flat has an open plan kitchen/living room, large double bedroom with built-in wardrobes and a spacious family bathroom.

Chain free and with the potential to purchase fully furnished.

Leasehold with 125 years from 26th April 2011.

Ground Rent of £150 per annum.

Service Charge of approximately £2500 per annum.

Harrow Council Tax Band C.

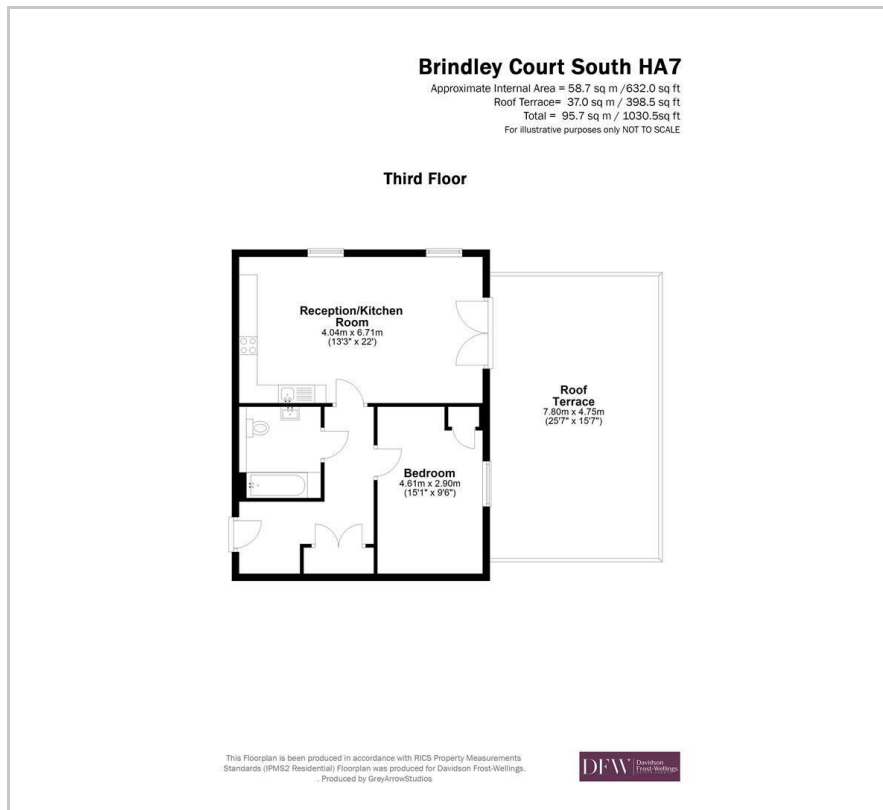
- One Bedroom
- Top Floor
- Modern Building
- Available Furnished
- Amazing Roof Terrace
- Chain Free

### 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

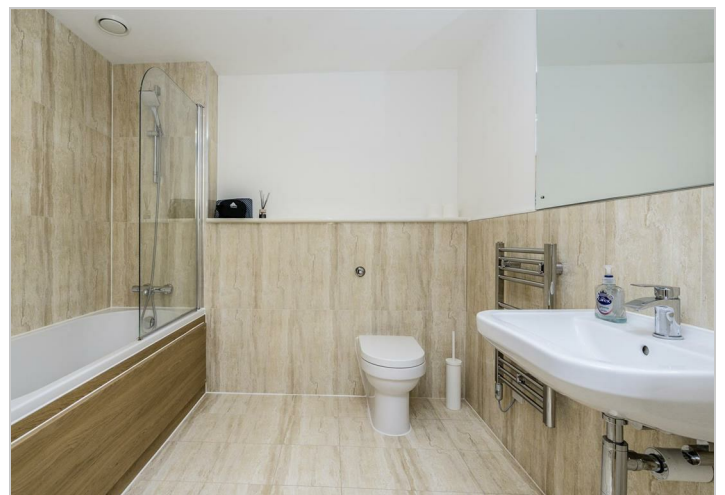


## Area Map



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | <b>80</b>               | <b>80</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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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