



## Marsh Lane

London

£550,000

A ground floor, three bedroom, two bathroom flat available in excellent condition with Davidson Frost-Wellings.

The flat has an extremely large reception room with double aspect and sliding doors leading to a private patio. There is also a separate modern kitchen with integrated appliances. Share of freehold is available for purchase.

Ascot Place is a modern building in a central Stanmore location convenient for Stanmore tube station and the shops, cafes and amenities on Stanmore Broadway

Harrow council tax band F  
Leasehold 88 years remaining  
Service charge £1,700 pa  
Ground rent £ 350 pa

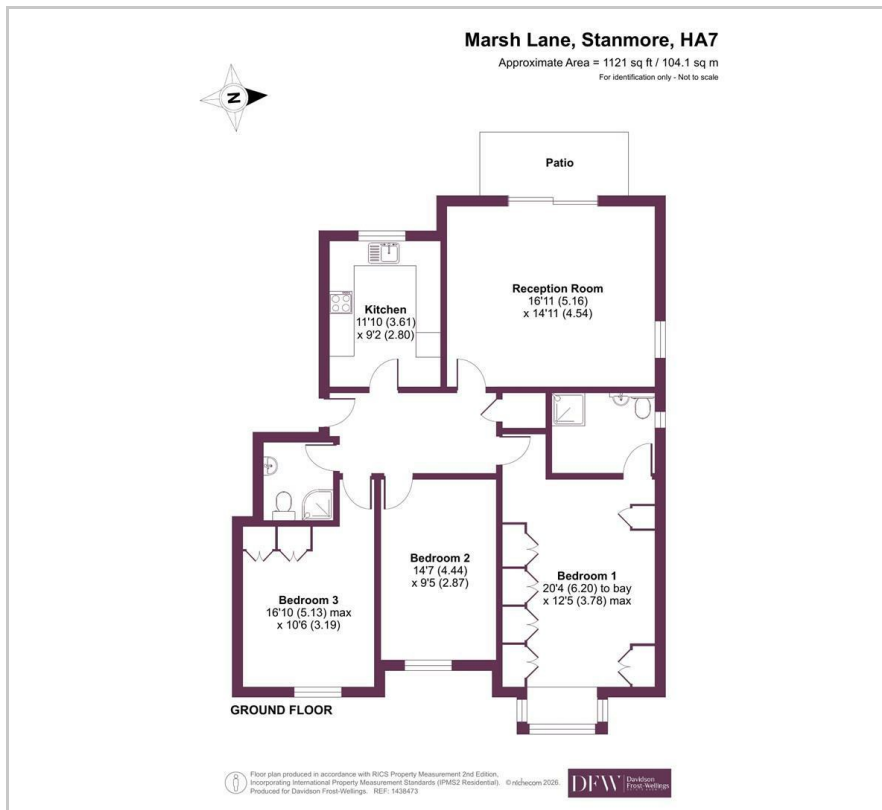
- Three bedrooms
- Two bathrooms
- Ground floor with private patio
- Superb condition
- Close to the station and shops
- Garage

### 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>		
(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>69</b>	<b>78</b>
<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.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: [info@df-w.co.uk](mailto:info@df-w.co.uk) Website: [www.df-w.co.uk](http://www.df-w.co.uk)