



## Aylmer Drive

Stanmore

£775,000

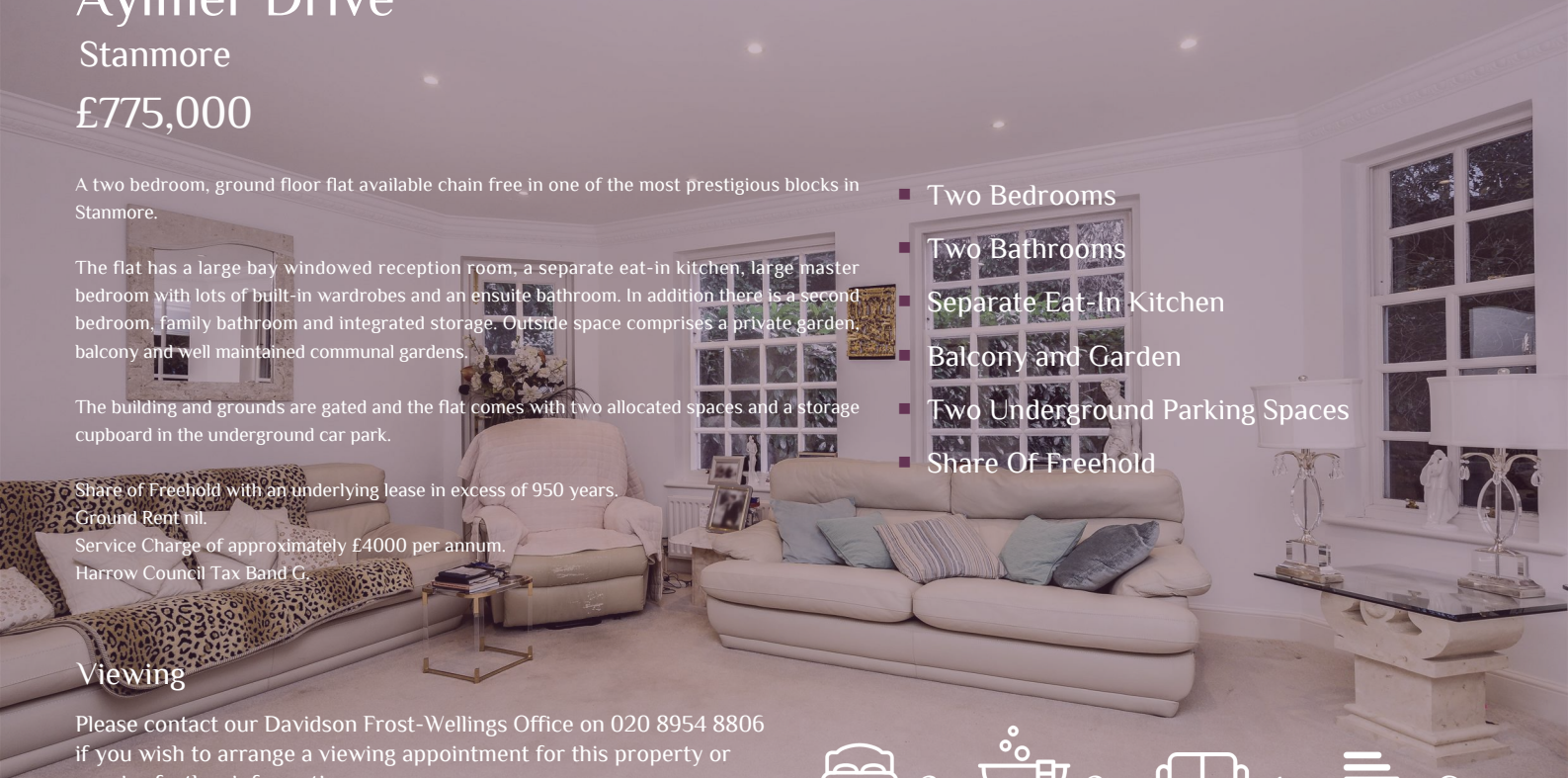
A two bedroom, ground floor flat available chain free in one of the most prestigious blocks in Stanmore.

The flat has a large bay windowed reception room, a separate eat-in kitchen, large master bedroom with lots of built-in wardrobes and an ensuite bathroom. In addition there is a second bedroom, family bathroom and integrated storage. Outside space comprises a private garden, balcony and well maintained communal gardens.

The building and grounds are gated and the flat comes with two allocated spaces and a storage cupboard in the underground car park.

Share of Freehold with an underlying lease in excess of 950 years.  
Ground Rent nil.  
Service Charge of approximately £4000 per annum.  
Harrow Council Tax Band C.

- Two Bedrooms
- Two Bathrooms
- Separate Eat-In Kitchen
- Balcony and Garden
- Two Underground Parking Spaces
- Share Of Freehold

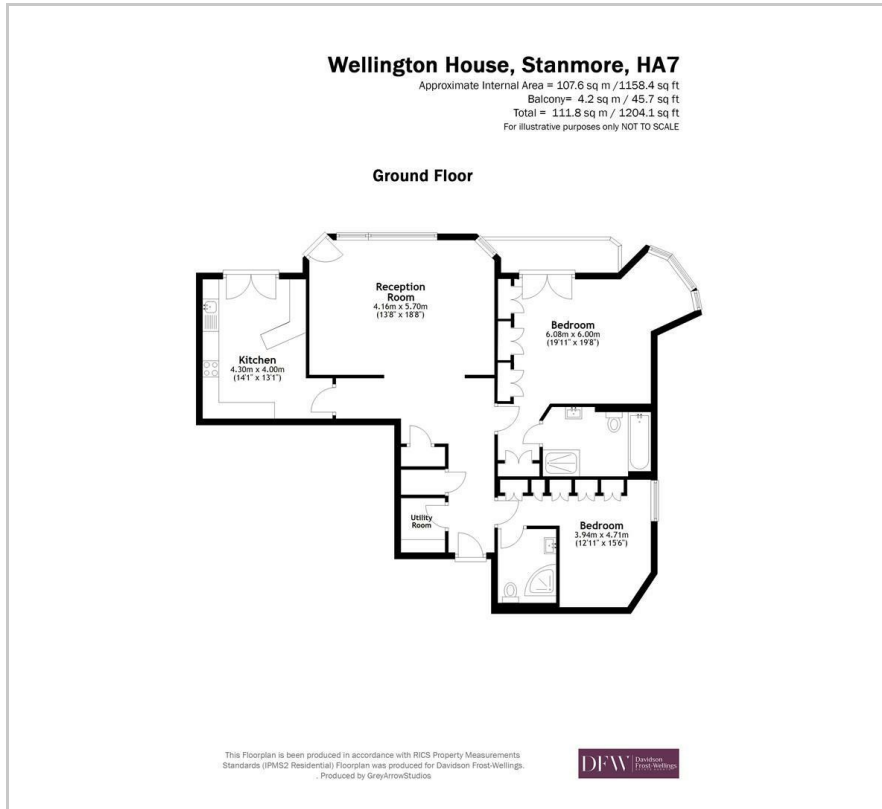


### Viewing

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>76</b>	<b>79</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	



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