



## Merrion Avenue

Stanmore

£2,600 Per month

Davidson Frost-Wellings are pleased to present this well presented three bedroom semi-detached family home ideally situated near to Stanmore Broadway shopping facilities, amenities and a short walk to Stanmore Underground Station. This home is unfurnished.

Harrow Council Tax Band E

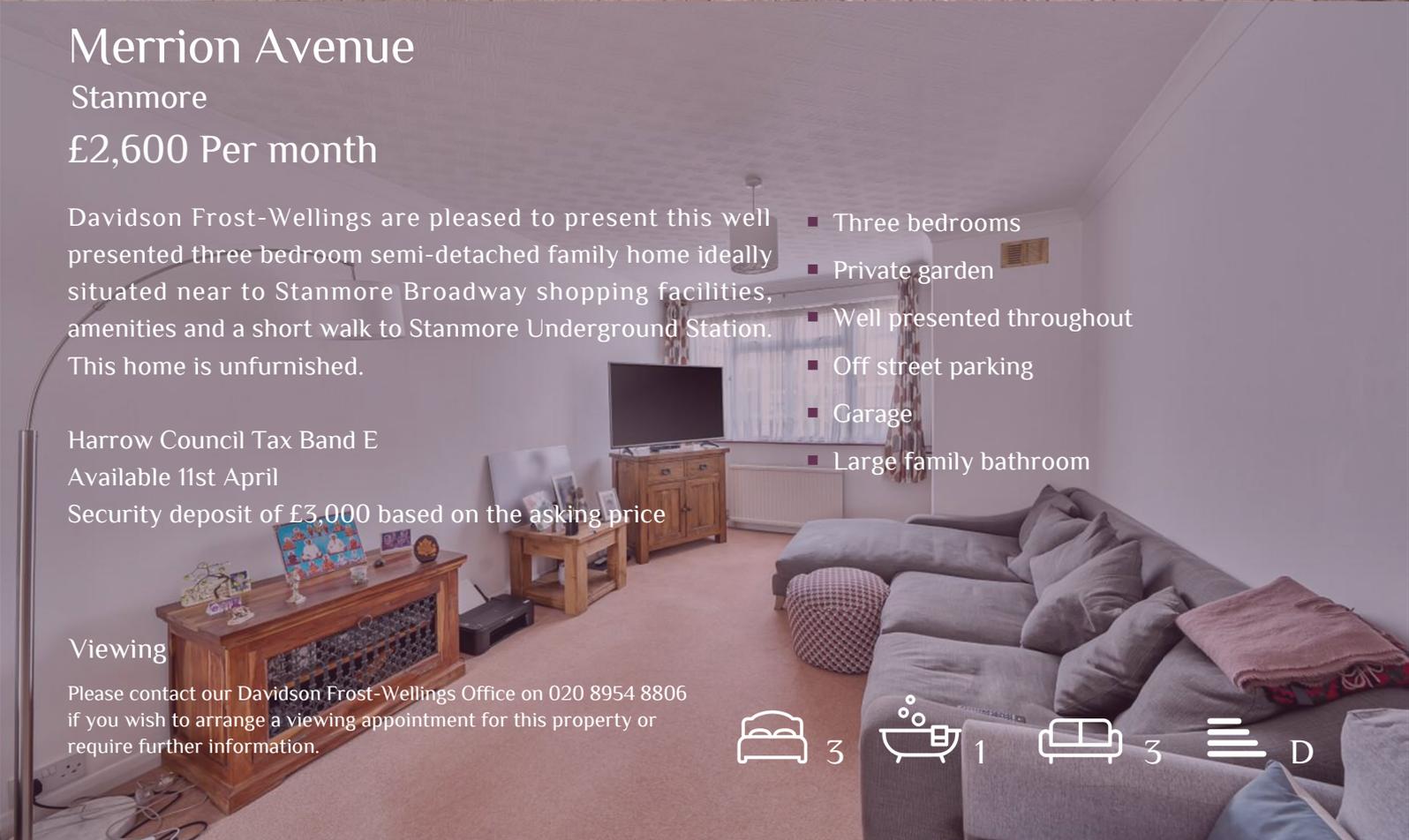
Available 11st April

Security deposit of £3,000 based on the asking price

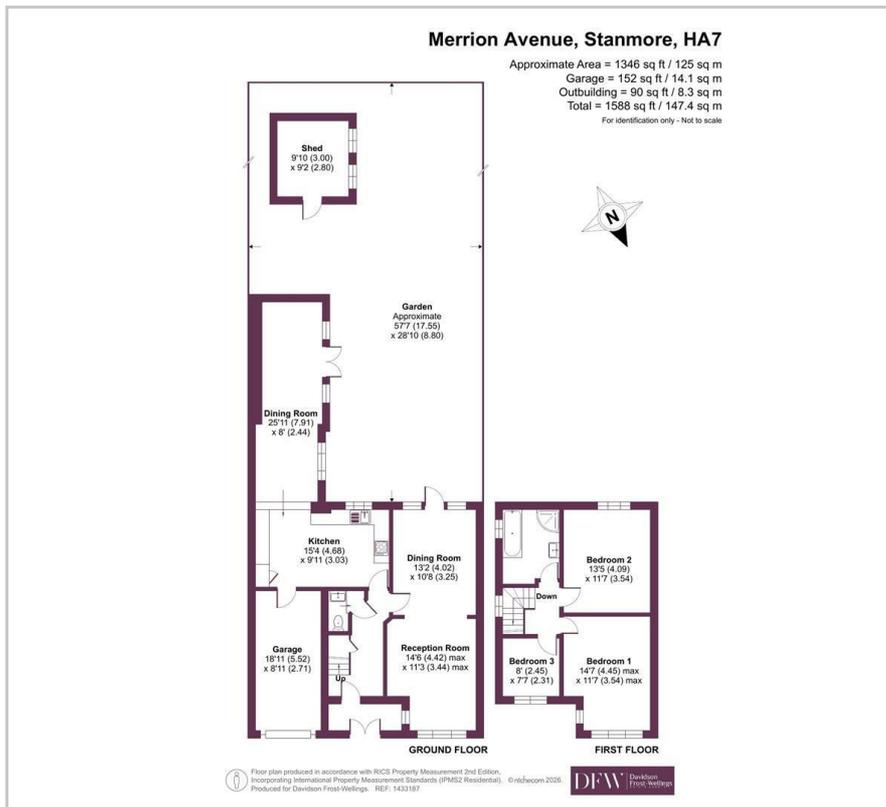
- Three bedrooms
- Private garden
- Well presented throughout
- Off street parking
- Garage
- Large family bathroom

### 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>	58	67
(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.