



## Nouveau Apartments

Stanmore

£475,000

A two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

In a new Griggs development and in excellent condition having never been lived in. The flat has a spacious open-plan kitchen and living room, with floor-to-ceiling sliding doors leading to a Juliette balcony. The master bedroom has built-in wardrobes and an ensuite shower room. In addition there is a second double bedroom, family bathroom and built-in storage.

The flat is on the top (second) floor with a lift. There is an allocated, gated parking space with multiple visitor bays available.

Leasehold of 150 years from 2022.  
Ground Rent nil.  
Service Charge of £1600 per annum.  
Harrow Council Tax Band C.

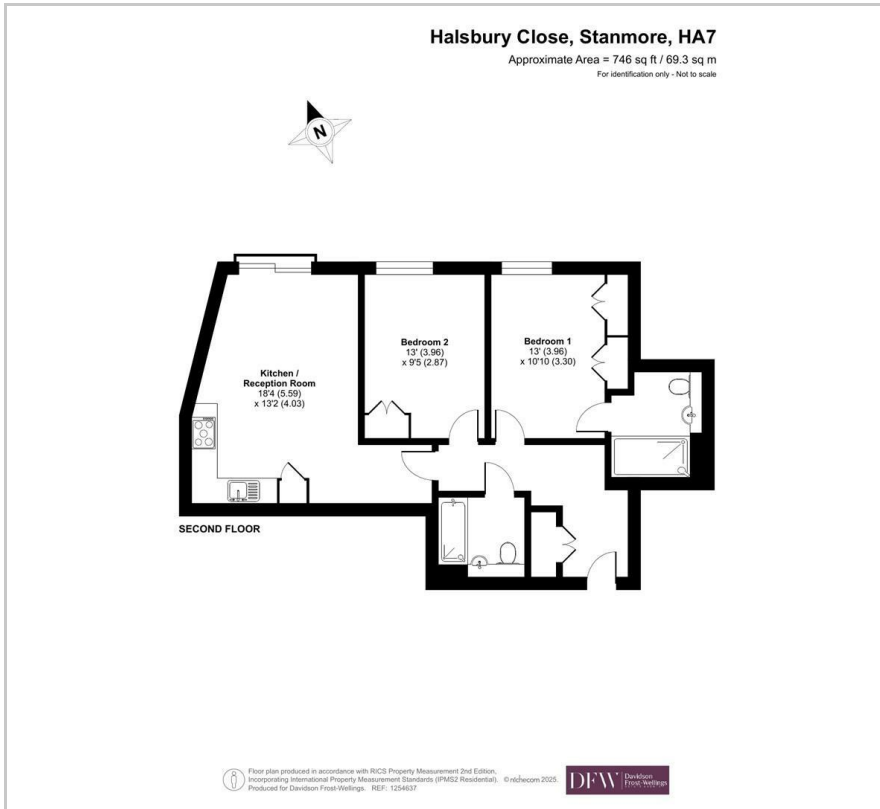
### Viewing

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.

- Two bedrooms
- Two bathrooms
- Top floor (with lift)
- Gated parking
- Chain free
- New build



## 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>	<b>83</b>	<b>83</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>England &amp; Wales</b>	EU Directive 2002/91/EC	



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