



## Gleneagles

Stanmore

£575,000

Davidson Frost-Wellings are pleased to present this two bedroom garden flat in the centre of Stanmore.

The flat has a large reception / dining room, a separate eat-in kitchen as well as a large master bedroom with Ensuite bathroom and built-in wardrobes. The flat has an additional double bedroom, a family bathroom and lots of built-in storage.

The rear private garden is mature and low maintenance. The maisonette is on a quiet no-through road next to Stanmore golf course offering exceptional views and a tranquil outlook.

Share Of Freehold with approximately 980 years on the underlying lease.

Ground Rent Nil.

Service Charge of approximately £3000.

Harrow council tax band E

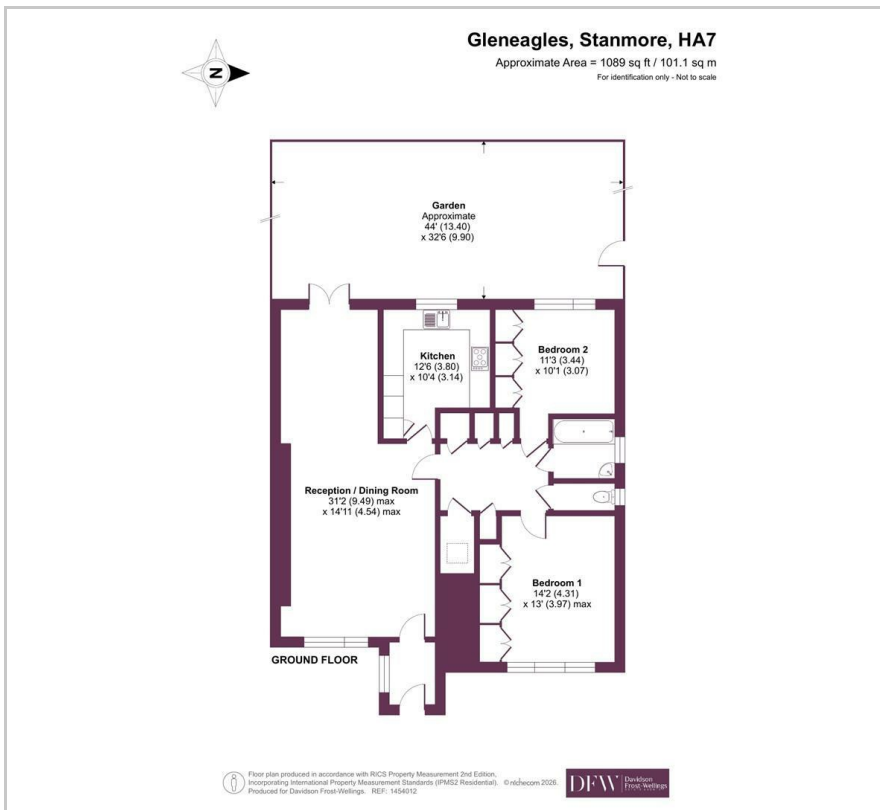
- Two bedroom
- Bathroom
- Garden flat
- Separate kitchen
- Chain free
- Private garden

### 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>		
(69-80) <b>C</b>	<b>72</b>	<b>78</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	



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.