



## Everton Drive Stanmore Offers over £300,000

Davidson Frost-Wellings are pleased to present this two-bedroom maisonette in great condition, located within a very short walk to Queensbury & Kingsbury Stations, local amenities, and shopping facilities.

The property comprises of an open reception room/dining room, fitted kitchen, a large master bedroom and good sized second bedroom. Completing the floor is a modern family bathroom. The property benefits from own garden and the right side of the ground floor and rear garden. This a perfect buy for first time buyers or a buy-to-let investment.

Everton Drive is situated only a short stroll from all local amenities, these great transport links via various bus routes and Queensbury Underground Station (Jubilee Line – 0.2M Radius). Local schools, parks and places of worship are also within easy reach.

Leasehold with 125 years from June 2000.  
Ground Rent of £200 per year.  
Service Charges Nil.  
Harrow Council Tax Band C.

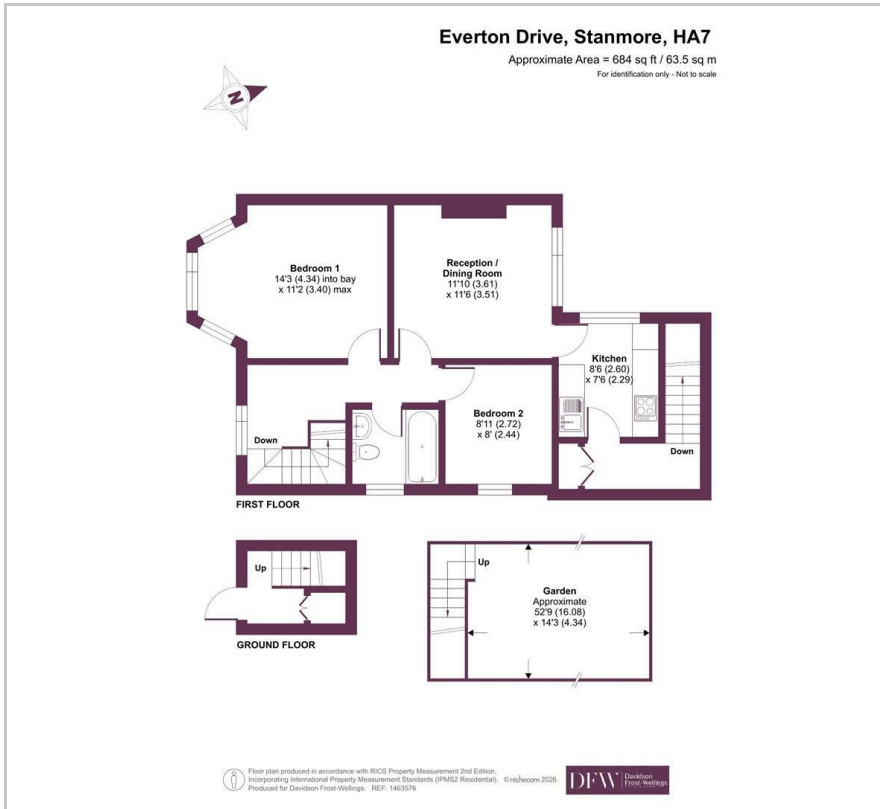
- Two Bedroom
- Chain Free
- Own Entrance
- Garden
- Maisonette
- Close to Transport Links

### Viewing

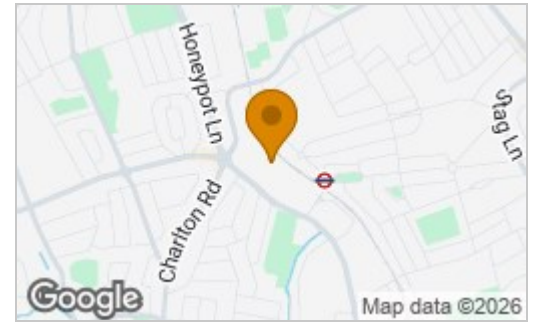
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## 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>77</b>
(55-68) <b>D</b>	<b>66</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	



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