



## Robb Road

Stanmore

£350,000

Two Bedroom terraced house situated a short distance to Stanmore's shopping & transport facilities, and popular schools. The property is in need of modernisation and redecoration.

Robb Road is within walking distance to local schools, shops and transport links this property is within close proximity to Stanmore Broadway. Nearby to local tube stations such as Stanmore, Canons Park and Edgware station with links into Central London.

We are acting in the sale of the above property and have received an offer of £375,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Harrow Council Tax Band C.

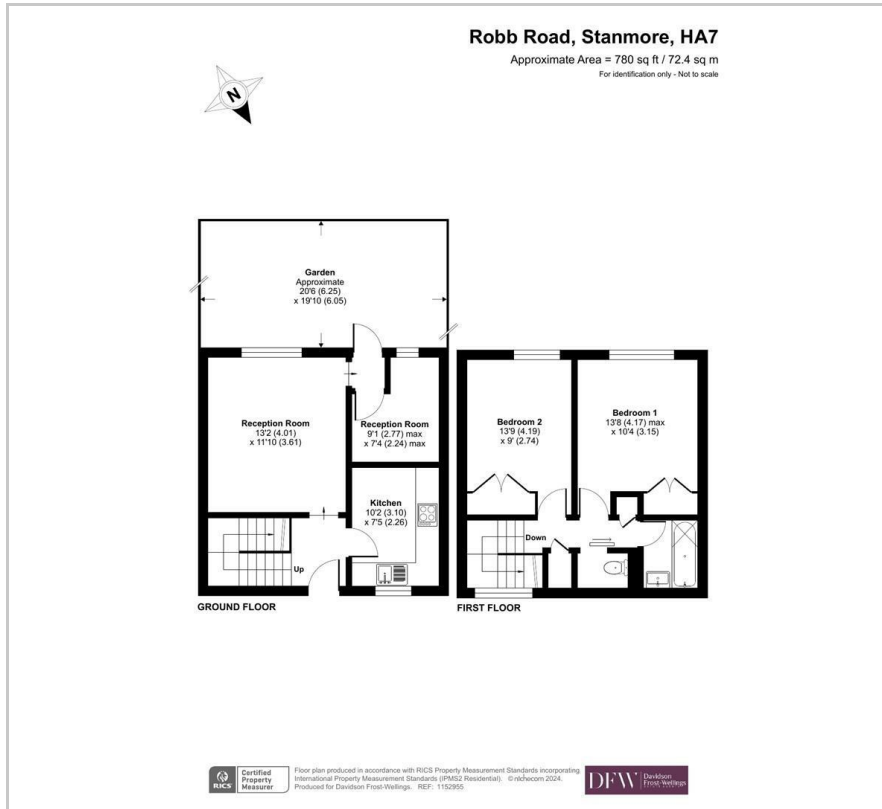
### Viewing

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.

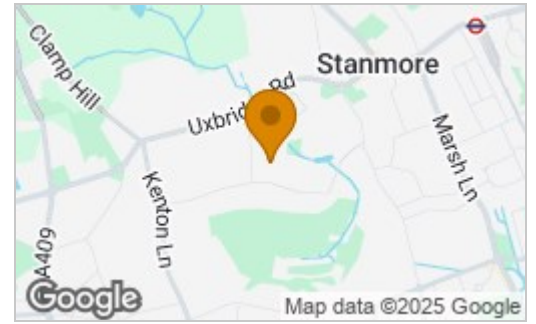
- Two bedrooms
- Bathroom
- Private garden
- Chain free
- In need of modernisation
- Separate kitchen



# Floor Plan



# Area Map



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>70</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 |           |



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.