



## Lady Aylesford Avenue

Stanmore

£595,000

A two bedroom, two bathroom flat with a beautiful balcony and views over Temple Pond.

On the ground floor of a modern building in the renowned Lady Aylesford development. The flat has a large master bedroom with built-in wardrobes and an Ensuite bathroom, an additional second double bedroom and family bathroom. The semi-open plan kitchen and living room come with sliding doors to the South facing balcony and spectacular views.

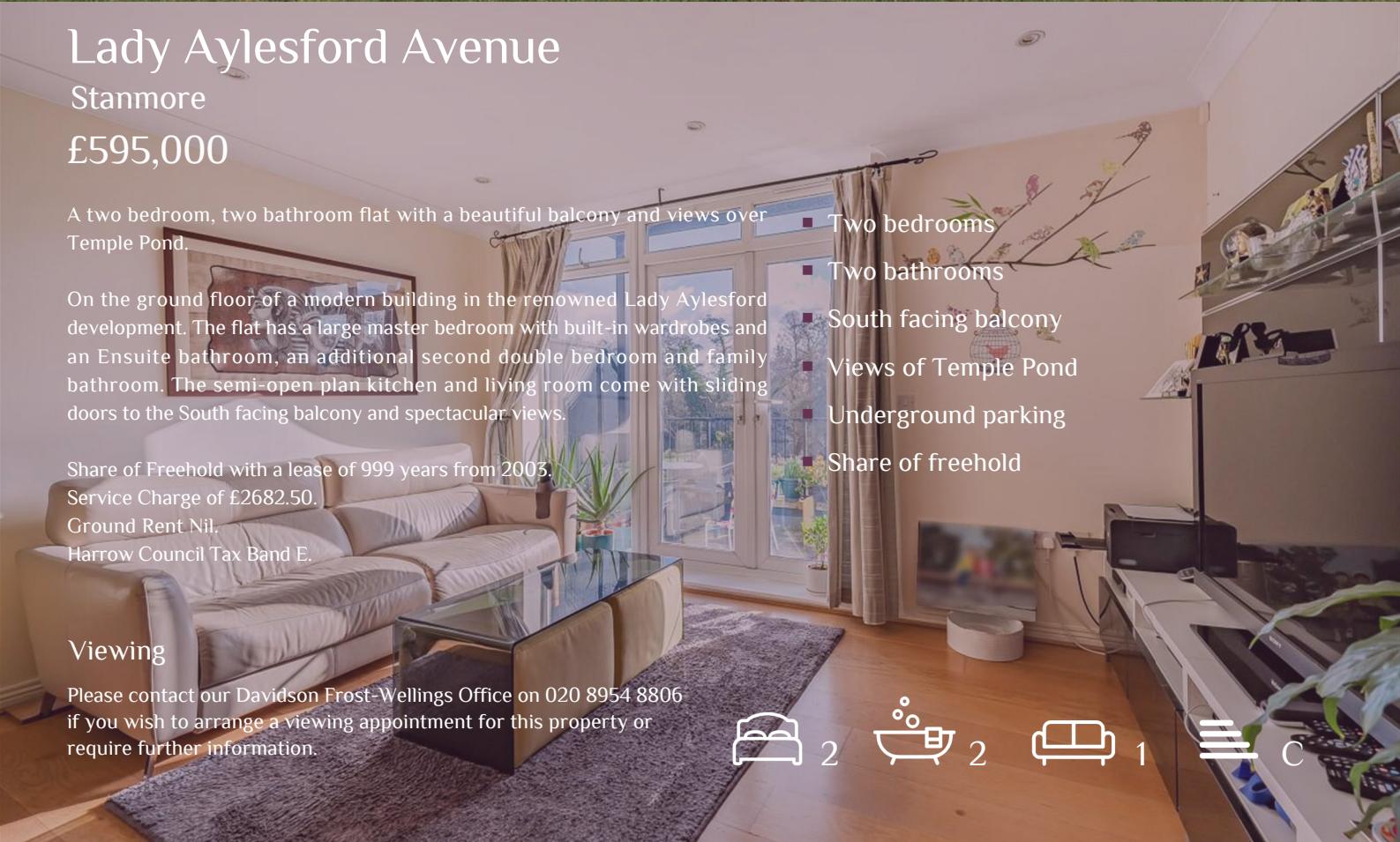
Share of Freehold with a lease of 999 years from 2003.

Service Charge of £2682.50.

Ground Rent Nil.

Harrow Council Tax Band E.

- Two bedrooms
- Two bathrooms
- South facing balcony
- Views of Temple Pond
- Underground parking
- Share of freehold



### 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.



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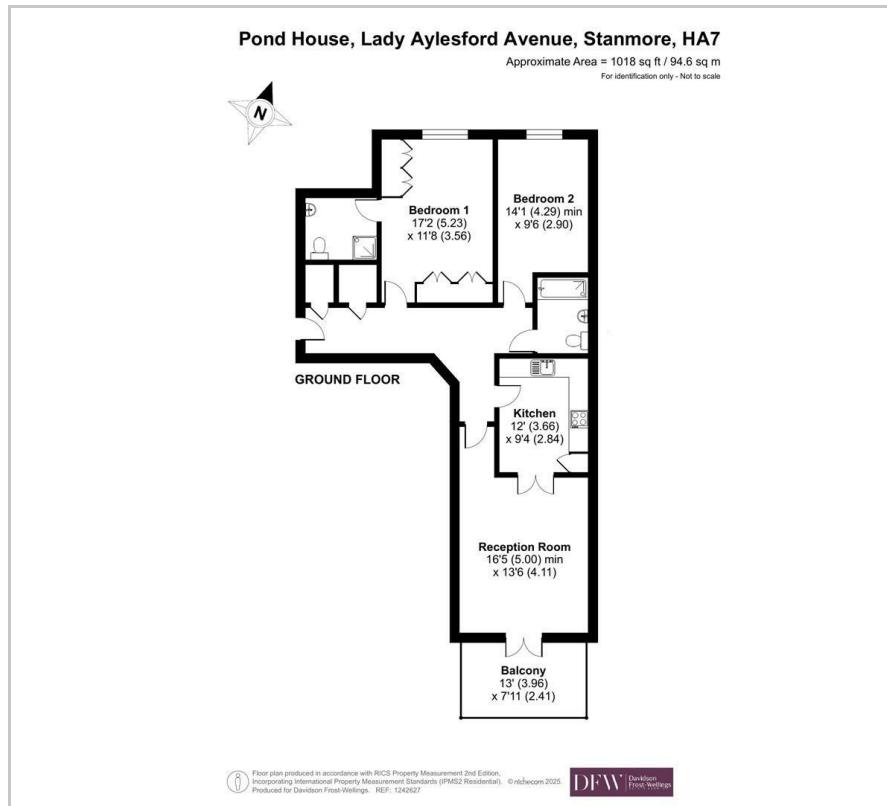


1



C

## 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>                            | 80      | 80                      |
| (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 |
|   |         |                         |



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 firms employment has the authority to make or give any representation or warranty in respect of the property.