Davidson Frost-Wellings
ESTATE AGENTS



Howard Road

Stanmore

Offers over £475,000

The largest two bed two bathroom flat, in the award winning Stanmore Place development just shy of 1050 sq ft on the fourth floor.

The flat is on the fourth floor in the modern Royal Court benefitting from fully reversible windows allowing lots of natural light overlooking views of surrounding London including Wembley stadium and fountains. The flat has a large, open-plan kitchen and reception space. There is also a master bedroom with built-in wardrobes and an ensuite bathroom as well as a second double bedroom, a family bathroom and multiple built-in storage cupboards.

Unlike many other flats, this flat has two storage utility rooms which is spacious, ideal for reclaiming valuable space, reducing clutter, and enjoying a place that feels larger and calmer. The property benefits from upscaled and modern fixtures and fittings all included such as added shelving and triple glazing windows to give the flat the extra edge. Stanmore Place is in an excellent location from Canon's Park tube station. On site and included residents is a communal garden, gym, a children's playground, a 24 hour concierge and a secure parking space. This flat is a must view and an opportunity to not be missed out upon.

Leasehold with approximately 990 years remaining.
Service Charge of approximately £4000 per annum.
Ground Rent of approximately £1000 per annum.
Harrow Council Tax Band E

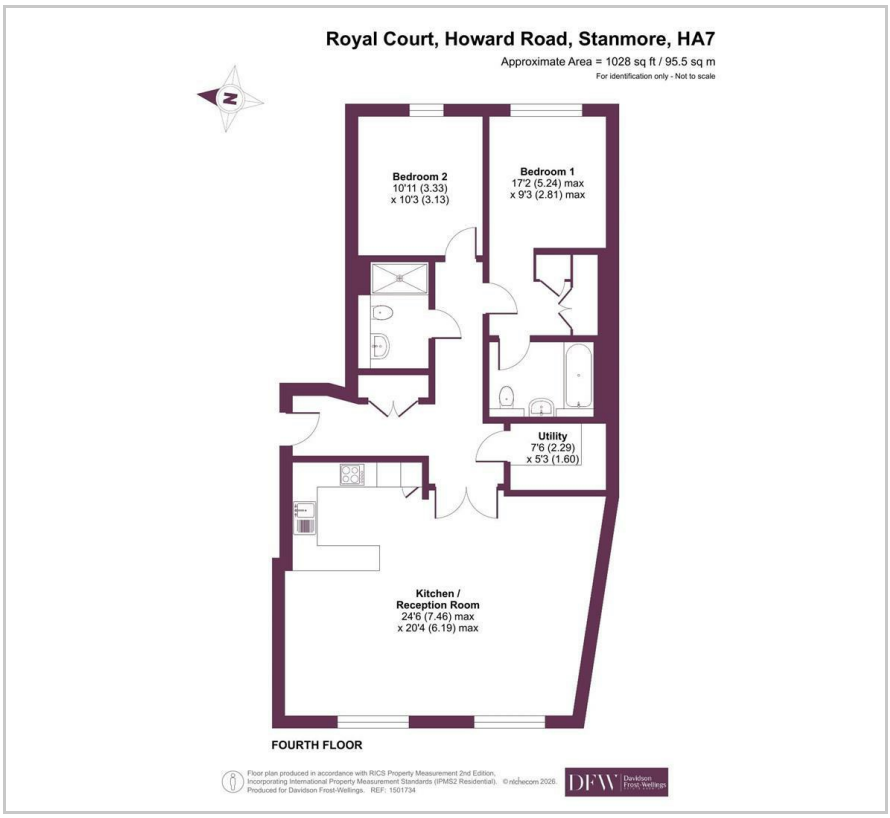
- Two bedrooms
- Two bathrooms
- Gym and security
- Concierge
- Secure allocated parking
- 1028 square feet

Viewing

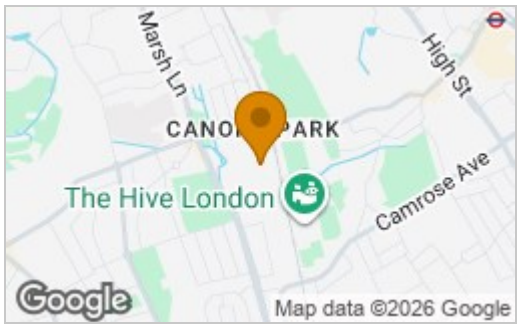
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

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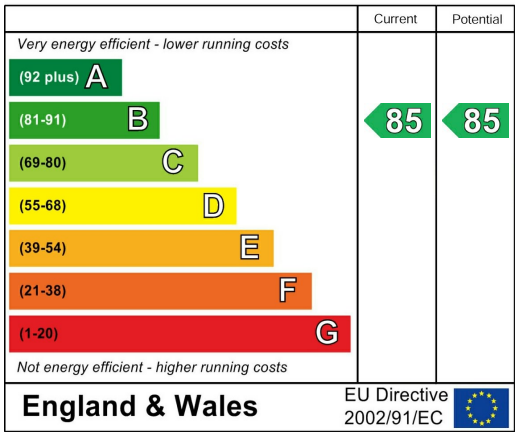
Floor Plan



Area Map



Energy Efficiency Rating











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