



## Attlee Court

Stanmore

£350,000

A one bedroom flat available chain free with Davidson Frost-Wellings in Stanmore Place.

The flat comes with an open-plan kitchen / reception room, a double bedroom with private balcony overlooking the communal gardens and fountains. There is also a large family bathroom and lots of built-in storage.

Stanmore Place is in an excellent location for Canon's Park tube station. On site and included for tenants is a gym, a children's playground, a 24 hour concierge and a secure parking space.

Leasehold with 999 years from 2009.

Service Charge of Approximately £2595 per annum

Ground Rent of Approximately £883.

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.

- One bedroom
- Private balcony
- Chain free
- Secure parking
- Communal gardens
- Long leasehold



1



1



1



B

# 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>	<b>84</b>	<b>84</b>
(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	



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