



## Henry Court

Stanmore

£325,000

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

The flat is available with a semi open plan kitchen and living room, with a private balcony, a large double bedroom and a family bathroom.

Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge. The flat also has an allocated car parking space in the secure on-site car park.

Leasehold of 999 years from 1st January 2009.

Ground Rent of approximately £883.58 per year.

Service Charge of approximately £2250 every six months.

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
- Modern Development
- Long Leasehold



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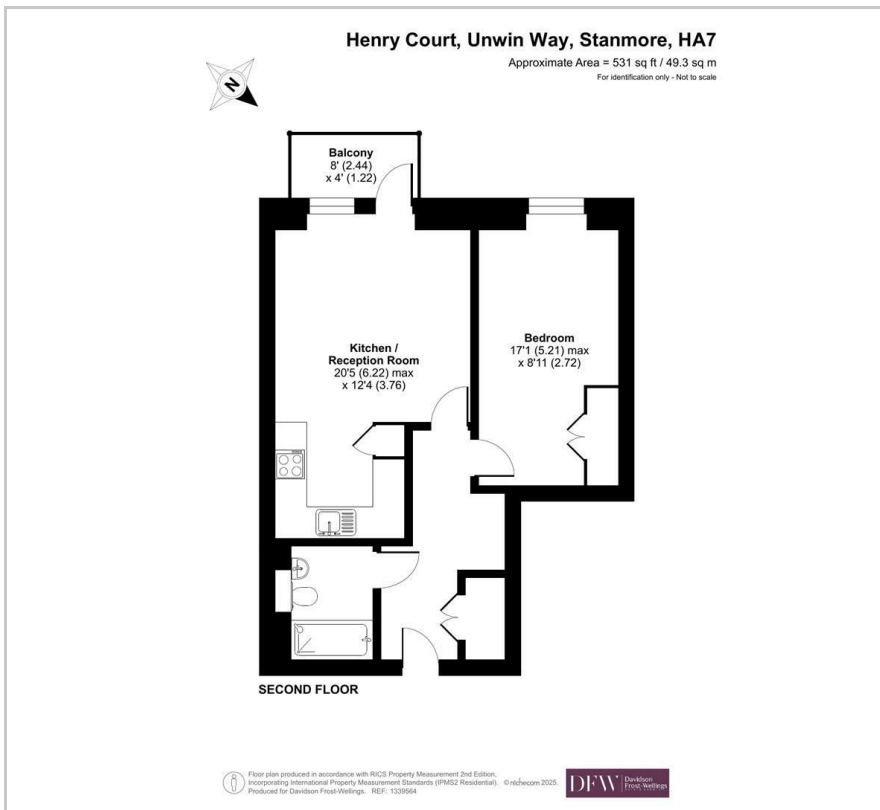


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B

## 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>83</b>	<b>83</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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