



## Clement Court

Stanmore

£550,000

A three bedroom, two bathroom third floor flat available with Davidson Frost-Wellings with no onward chain.

The flat has a large open plan kitchen/reception room leading to a private balcony. There are three double bedrooms including the master bedroom with built-in wardrobes and a generous Ensuite bathroom, plus an additional family bathroom and lots of built-in storage off the hallway.

Stanmore Place is in an excellent location for 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.

Leasehold with approximately 980 years remaining.  
Service Charge of approximately £5782.54 per annum.  
Ground Rent of approximately £1155.45 per annum  
Harrow Council Tax Band E

- Three bedrooms
- Two bathroom
- Third floor
- Allocated parking
- Chain free
- Private balcony

### 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.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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