



Claire Gardens Stanmore £400,000

A two bedroom, recently refurbished ground floor maisonette available chain free, on a quiet green cul-de-sac road only a short walk to both Stanmore High Street and Stanmore Station, with Davidson Frost-Wellings.

The flat has two large reception rooms, with direct access to the outside terrace, as well as a spacious adjoining kitchen. There are two double bedrooms overlooking communal grounds on the back side of the flat.

The property benefits from its own front door, original hardwood parquet flooring and has ample built-in storage. There is also a large garage offering further storage or secure parking. The property is also conveniently located close to local schools.

Leasehold with 168 years remaining.
Ground Rent Peppercorn.
Service Charge of approximately £240 per annum.
Harrow Council Tax Band D.

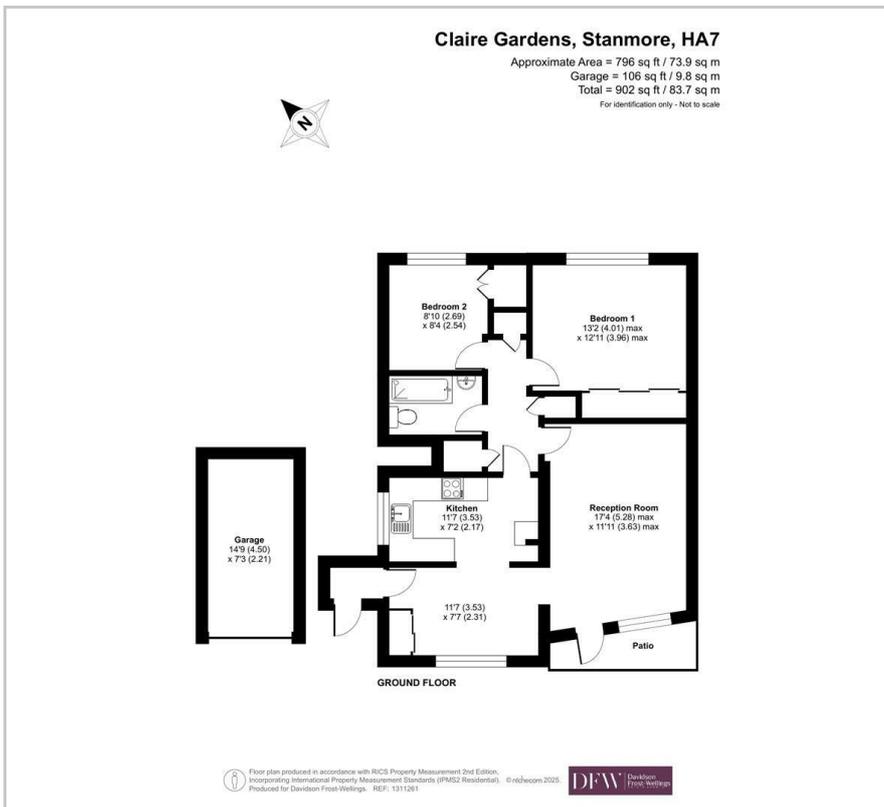
Viewing

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.

- Two Bedrooms
- Separate Garage
- Central Stanmore Location
- Low Service Charge & Long Lease
- Ample Built In Storage
- Recently Refurbished



Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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