



## Marsh Lane

Stanmore

£450,000

A ground floor, two bedroom flat available chain free with Davidson Frost-Wellings.

The property is available with a bright reception room with sliding doors leading onto a private patio. There is also a separate kitchen, a master bedroom suite with built-in wardrobes and an ensuite bathroom, plus an additional second bedroom and family shower room.

The flat has a welcoming hallway, a large storage cupboard and a separate, single, en bloc garage.

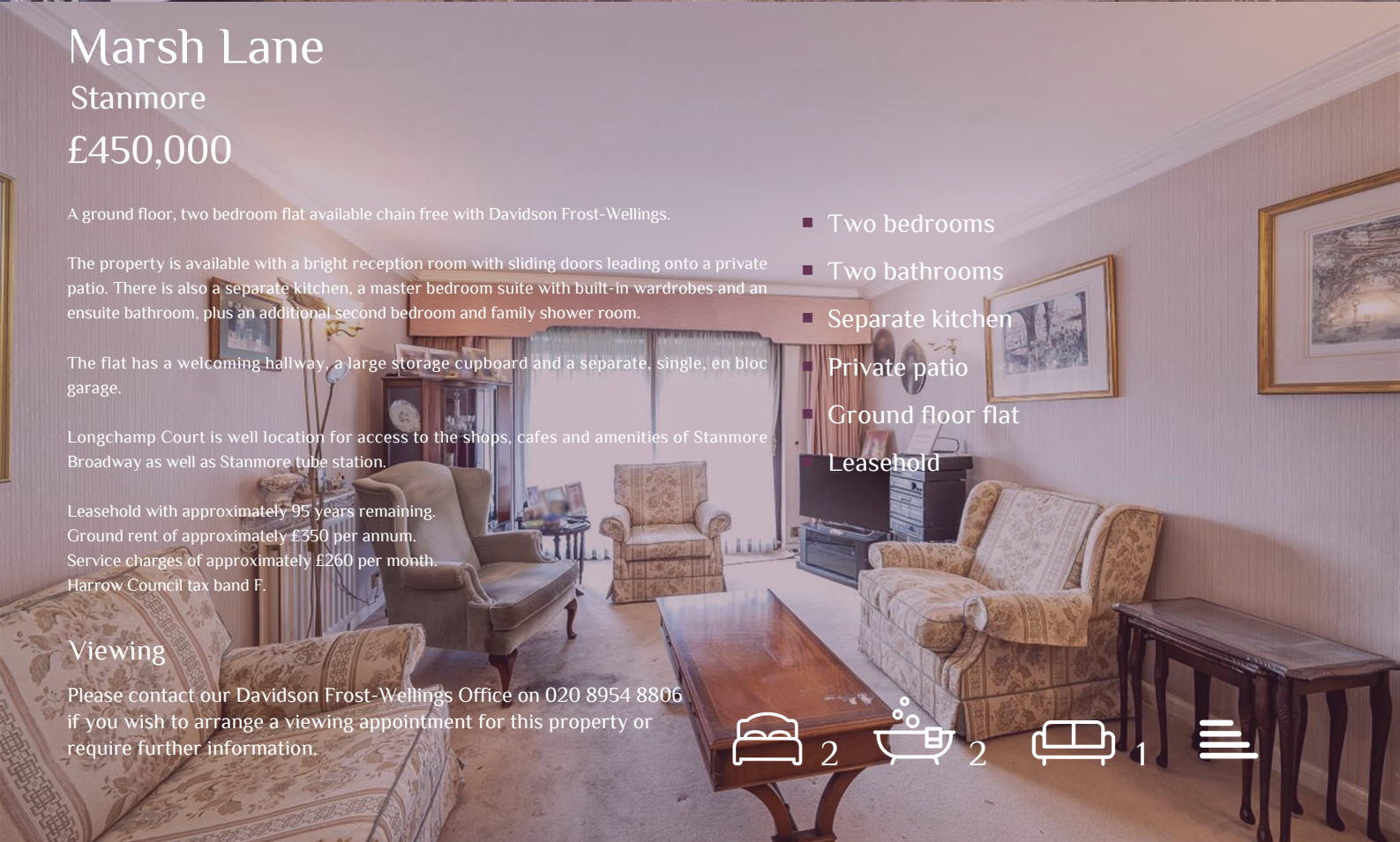
Longchamp Court is well location for access to the shops, cafes and amenities of Stanmore Broadway as well as Stanmore tube station.

Leasehold with approximately 95 years remaining.  
Ground rent of approximately £350 per annum.  
Service charges of approximately £260 per month.  
Harrow Council tax band F.

### Viewing

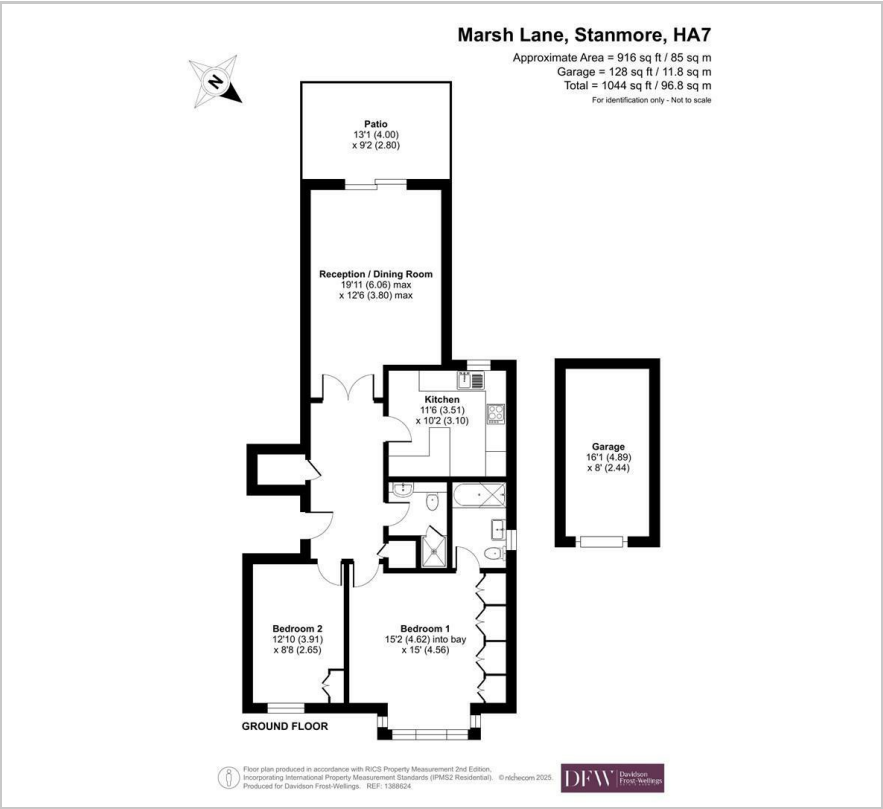
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Two bathrooms
- Separate kitchen
- Private patio
- Ground floor flat
- Leasehold





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>		
(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		
England & Wales		EU Directive 2002/91/EC



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