



## Stanmore Place

Stanmore

Offers over £490,000

A three bedroom, two bathroom flat available chain free in Stanmore Place with Davidson Frost-Wellings.

On the first floor of a modern building, with a bright, dual aspect, open plan kitchen/reception room with views of the fountains, and a spacious master bedroom with ensuite bathroom and built-in wardrobes. There are also two further double bedrooms, a family bathroom, a large utilities cupboard with washing machine and tumble dryer, plus a coat cupboard.

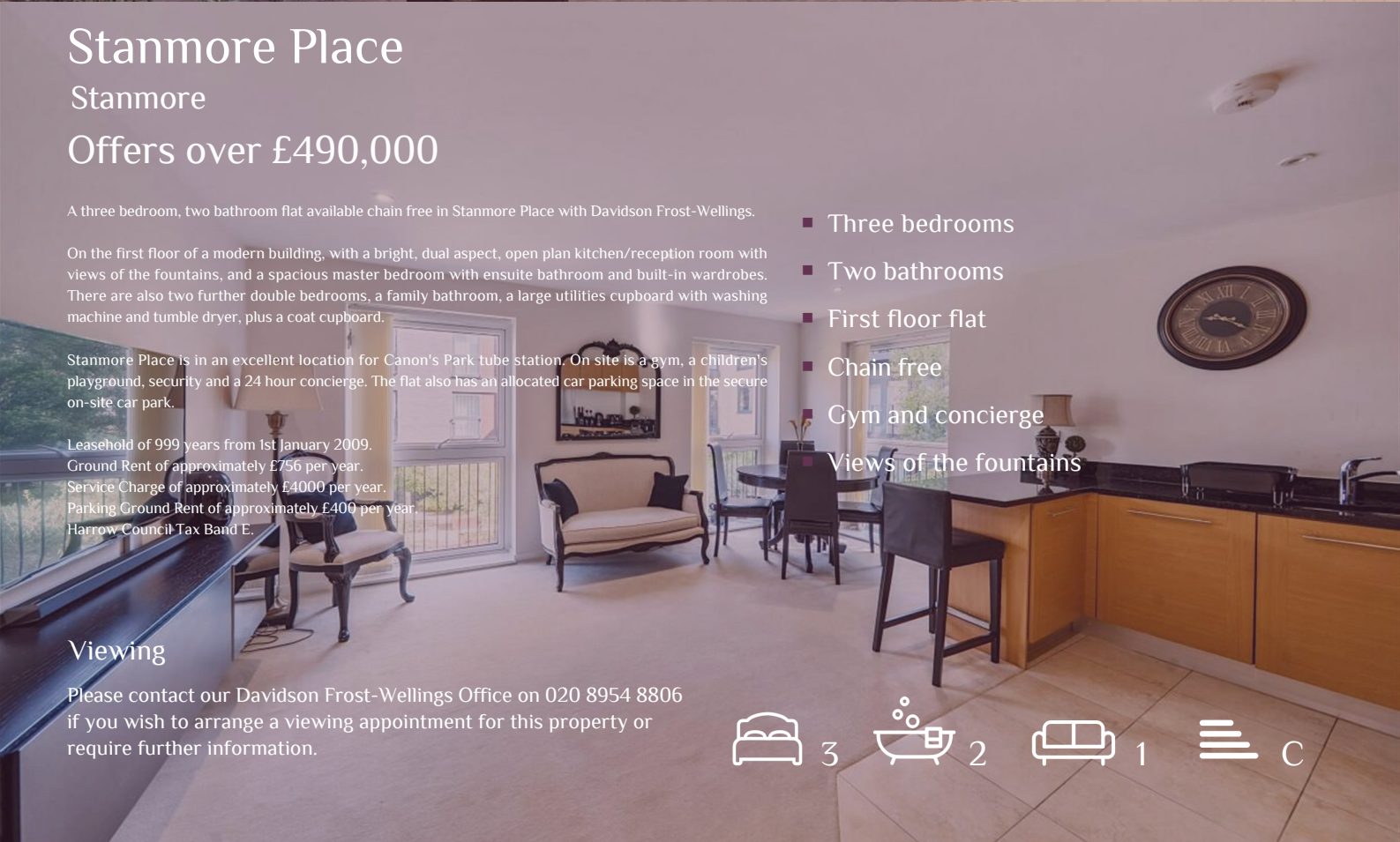
Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge. The flat also has an allocated car parking space in the secure on-site car park.

Leasehold of 999 years from 1st January 2009.  
 Ground Rent of approximately £756 per year.  
 Service Charge of approximately £4000 per year.  
 Parking Ground Rent of approximately £400 per year.  
 Harrow Council Tax Band E.

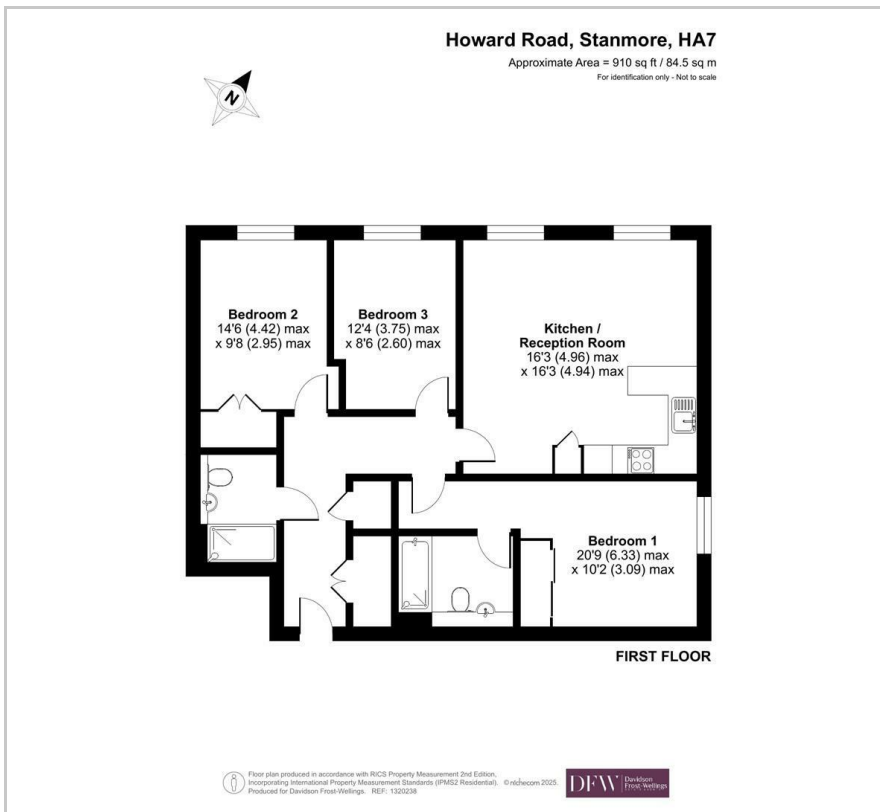
- Three bedrooms
- Two bathrooms
- First floor flat
- Chain free
- Gym and concierge
- Views of the fountains

### Viewing

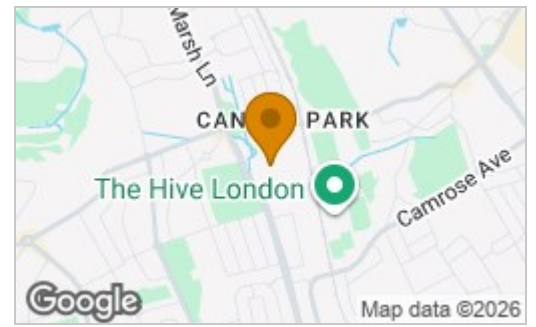
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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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