



## Howard Road

Stanmore

£535,000

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

The flat has a large open plan kitchen/reception room with 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.

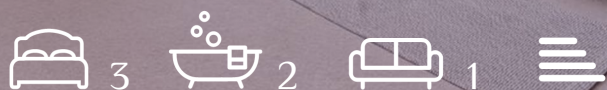
Stanmore Place is in an excellent location for Canon's Park tube station. On site and included residents is a communal garden, gym, a children's playground, a 24 hour concierge and a secure parking space.

Service Charge of £5300 per annum.  
£377.20 Car Park service charge per annum.  
Ground Rent of £522.58 per annum.  
Harrow Council Tax Band E

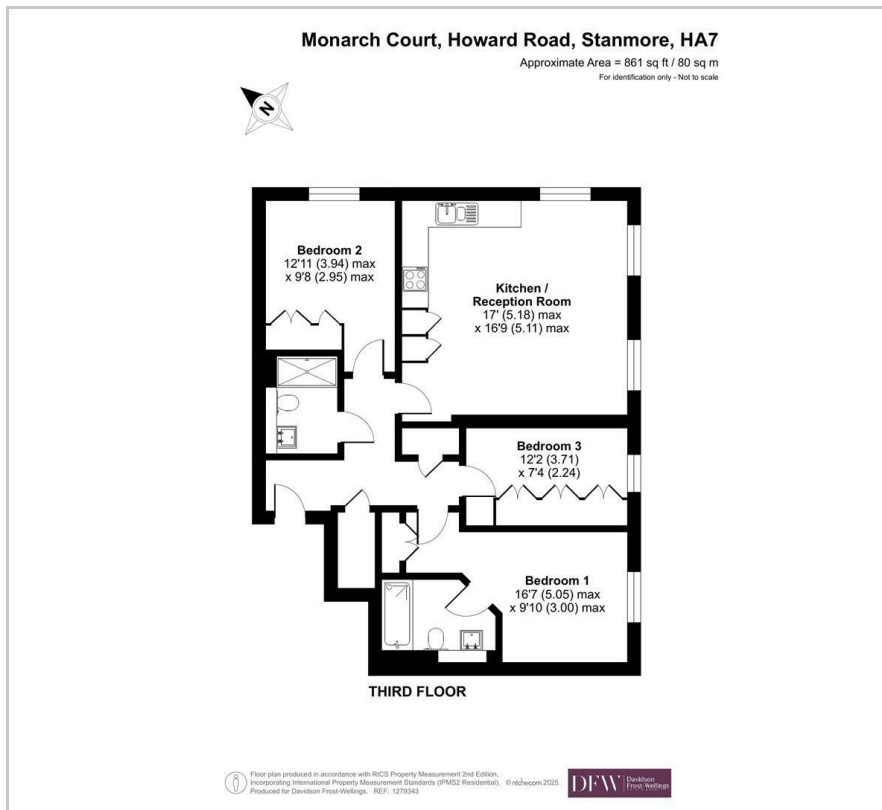
### Viewing

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.

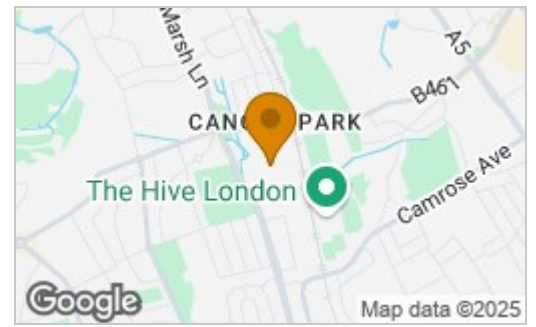
- Three bedrooms
- Two bathrooms
- Third floor with lift
- Allocated parking
- Open plan kitchen
- Chain free



# 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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