



## Buckingham House East

Stanmore

£275,000

Situated on the first floor of Buckingham house east on the broadway in Stanmore, this stunning one bedroom flat benefits from lift access and has a spacious reception room with dining area that is open plan to a contemporary styled fitted kitchen.

Buckingham House East is conveniently located within seconds of the various shops, restaurants and cafes on The Broadway and is less than half a mile to Stanmore Jubilee line station.

Leasehold 118 years remaining  
 Service charge £1,100 pa  
 Ground rent £295pa  
 Harrow Council Tax Band D

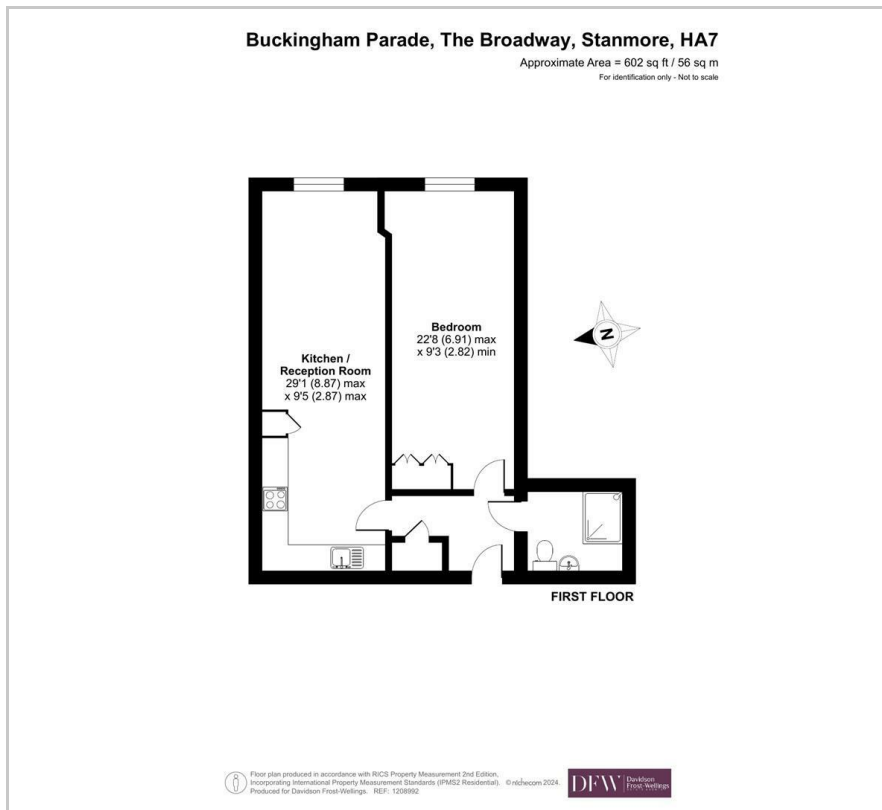
- One bedrooms
- Open plan kitchen
- Good condition
- First floor
- Chain free
- Low service charge

### 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>	<b>82</b>	<b>82</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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.