



## Casel Court, Brightwen Grove Stanmore £349,950

Davidson Frost-Wellings are pleased to present this two bedroom, ground floor, chain free flat which offers modern and spacious living moments from the shops and amenities of Stanmore and the pleasant open spaces of Stanmore Common.

The property is located within easy reach of the fashionable shops, cafes and bars in Stanmore, whilst being moments from the peaceful open spaces of Stanmore Common and Bentley Priory. Local transport links from Stanmore Underground Station.

Leasehold with approximately 985 years remaining.  
Ground rent of approximately £700 per annum.  
Service charge of approximately £2000 per annum.  
Harrow Council tax band E.

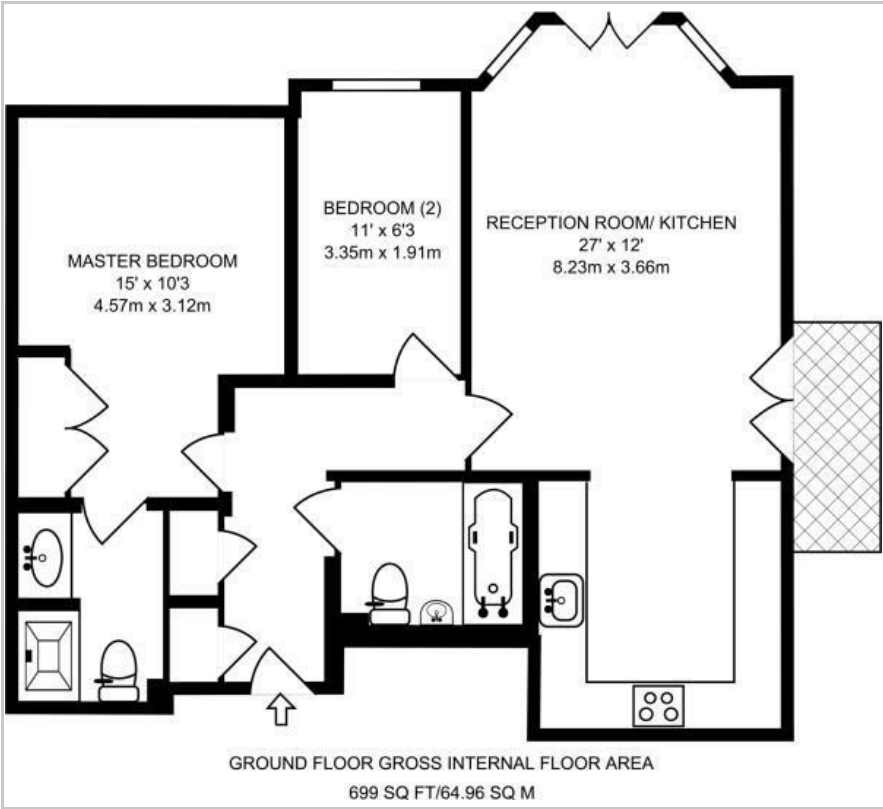
- Two bedrooms
- Two bathrooms
- Ground floor with balcony
- Chain free
- Underground parking
- Long leasehold

### Viewing

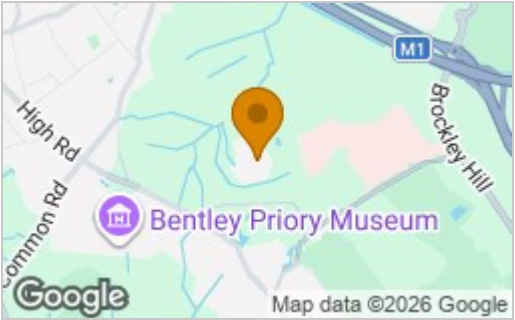
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 78                         | 80        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



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