



## Stanmore Place

Stanmore

£515,000

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.

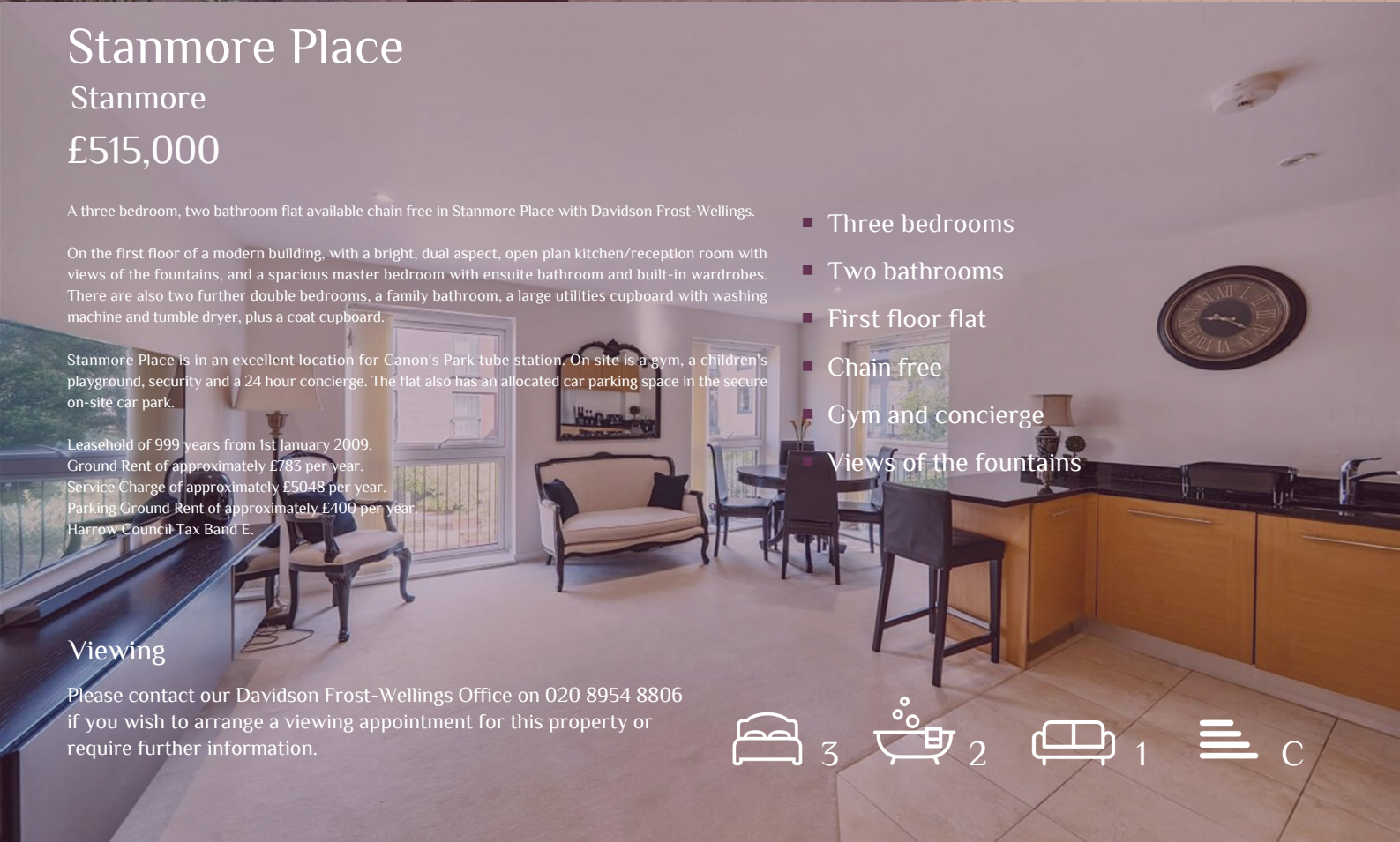
Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge. The flat also has an allocated car parking space in the secure on-site car park.

Leasehold of 999 years from 1st January 2009.  
 Ground Rent of approximately £783 per year.  
 Service Charge of approximately £5048 per year.  
 Parking Ground Rent of approximately £400 per year.  
 Harrow Council Tax Band E.

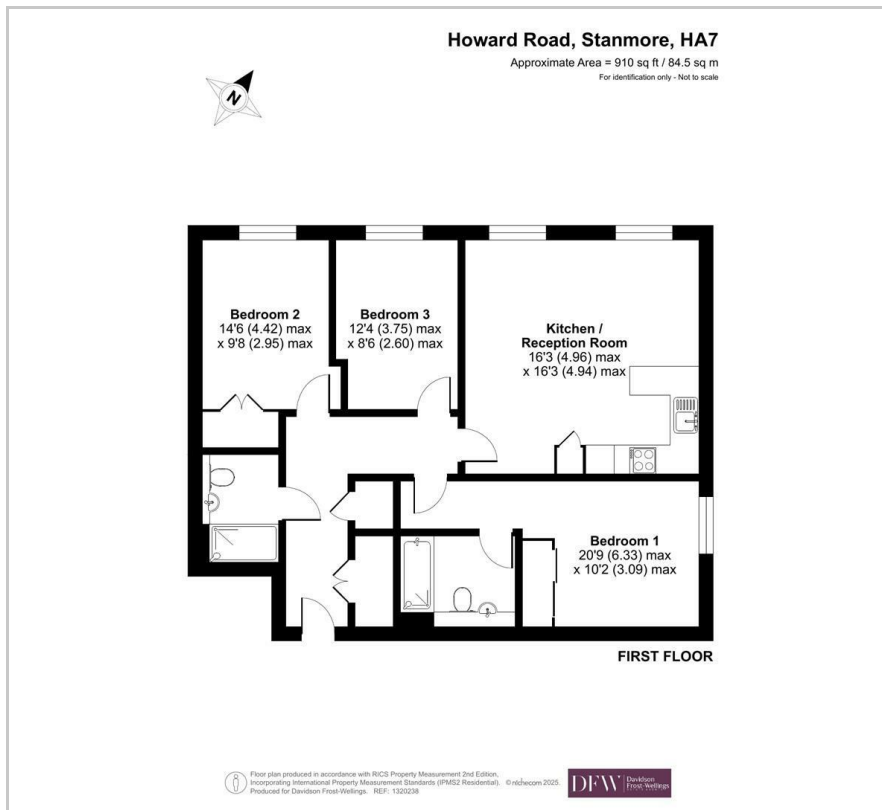
- Three bedrooms
- Two bathrooms
- First floor flat
- Chain free
- Gym and concierge
- Views of the fountains

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</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>		
<i>Not energy efficient - higher running costs</i>		
<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.