



Culverlands Close

Stanmore

£470,000

Situated in a cul-de-sac just off Green Lane this spacious ground floor two bedroom maisonette is offered chain free. This property also benefits from a garage.

The property is conveniently located for all the local amenities of Stanmore, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station only 0.9 miles away and the A41, M1 and M25 all located nearby and Stanmore's three main places of worship are all within 0.6 to 1.2 of a mile of the property. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore Golf Club, Hartsbourne Country Club and The Grove all situated particularly close by, together with the renowned David Lloyd and Village fitness centres, Bentley Priory Nature Reserve and Stanmore Country Park. There are several excellent private and state schools in the vicinity including North London Collegiate, Avanti House, Haberdashers, St Margaret's and Merchant Taylors.

Share of Freehold with 970 years remaining on the lease.
Service Charge of £1400 per annum.
Ground Rent Nil.
Harrow Council Tax Band E.

- Two bedrooms
- Bathroom
- 970 year lease plus share of Freehold
- Garage
- communal gardens
- Close to all amenities

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	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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