



The Channies, Uxbridge Road Stanmore £1,375,000

Rarely available, this modern, bright and spacious three-bedroom, two-bathroom lateral penthouse apartment comprises of nearly 2,000 sq ft (181 sq m) of indulgent living space, with features including a stunning terrace overlooking the mature rear communal grounds, large reception room and a kitchen/breakfast room.

This penthouse apartment also benefits from three private, secure underground car parking spaces and a large private storage unit. Another major benefit is the lift, accessible from the secured car park and entering directly into this apartment (via private key only).

The Channies is an exclusive gated development, located within beautifully manicured landscaped gardens and is conveniently positioned for a short stroll to the local amenities of Stanmore Broadway and a short drive to Bushey Heath and Watford Town Centres. Stanmore also offers excellent communication links to London and the North, with the M25 (Junction 19) and the M1 (Junctions 4 and 5) within easy access.

Share of freehold with underlying lease approx 100 years
Service Charge £7,000pa
Harrow Council tax Band E

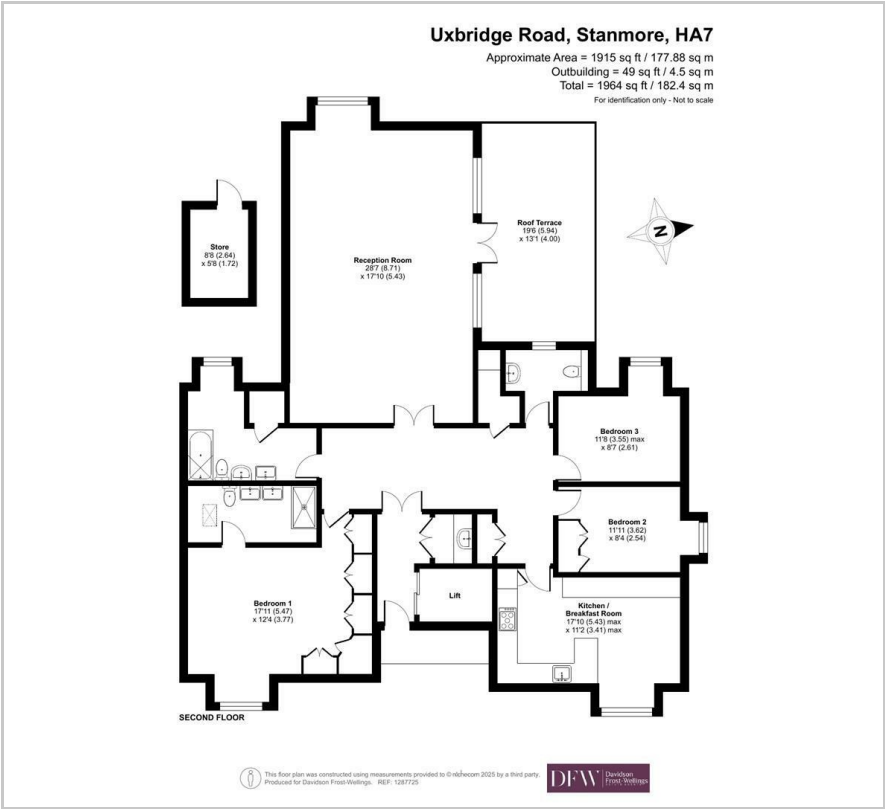
- Three bedrooms
- Two bathrooms
- Penthouse apartment
- Large roof terrace
- Lift access direct into apartment (via key)
- Large reception room

Viewing

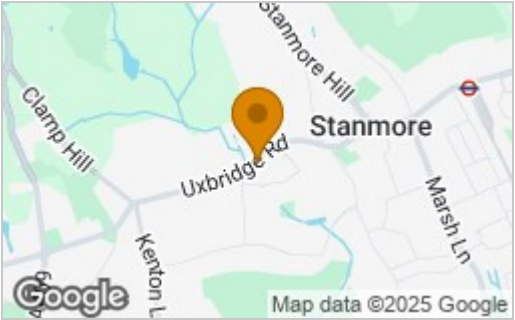
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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