



## Albemarle Park Stanmore Offers over £400,000

A two bedroom flat available chain free in good condition throughout with Davidson Frost-Wellings.

The property has a reception room nearly 30' long with multiple windows allowing lots of natural light to flood the room. This room could also be very easily converted to allow for a third bedroom or separate study. There is a separate kitchen, large master bedroom with built-in fitted wardrobes, an additional second double bedroom, family bathroom and WC.

The flat is available with a West facing, private balcony which leads to well maintained communal gardens, as well as a single garage en bloc.

Leasehold with 130 years remaining.  
Service charge of approximately £1565 per annum.  
Ground rent of approximately £250 per annum.  
Harrow Council Tax Band D.

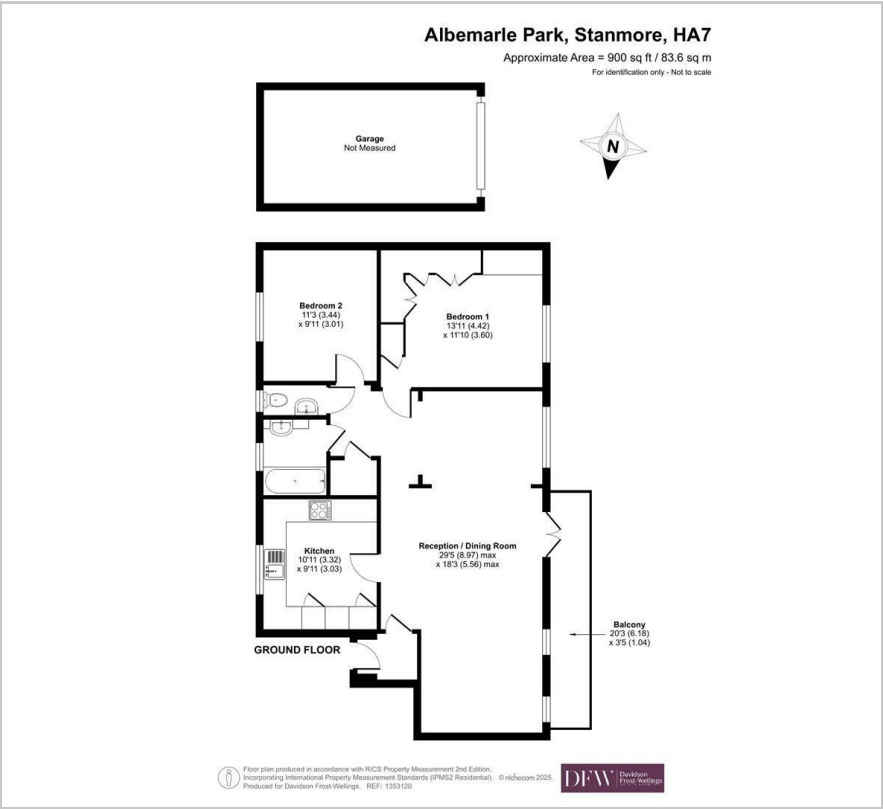
- Two bedrooms
- Separate kitchen
- Chain free
- Private balcony
- Single garage
- Leasehold

### 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>77</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<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.