



## Royal Court, Howard Road Stanmore

Asking price £749,950

Davidson Frost-Wellings are pleased to present this substantial three-bedroom ground floor apartment offers stylish, contemporary living whilst benefiting from ease of access to many local amenities.

The property offers bright accommodation consisting of a large entrance hall, modern fully fitted kitchen, a large 30ft living room along with access to two generous courtyards. Furthermore, two of the bedrooms feature stylish en-suite facilities along with a spacious family bathroom. There is secure and gated parking for one car with additional spaces available to rent.

Easily accessible from Honeypot Lane, Royal Court was developed in 2017 and forms part of the landmark and highly acclaimed Stanmore Place. It is just a short walk away from the centre of Stanmore town centre, which is well served for local facilities ranging from a variety of shops and restaurants to the major high street banks and building societies. Canons Park Underground Station (Jubilee Line) is also within walking distance.

Lease 999 years from 1 January 2009  
Ground rent £1,155.45 per annum. Next review 2029  
Current service charge £5,695.80 per annum paid January and July  
Council Tax Band: F

- Three bedrooms
- Three bathrooms
- 24 hour concierge
- Residents' only gym
- Two private courtyards
- 30ft Living room

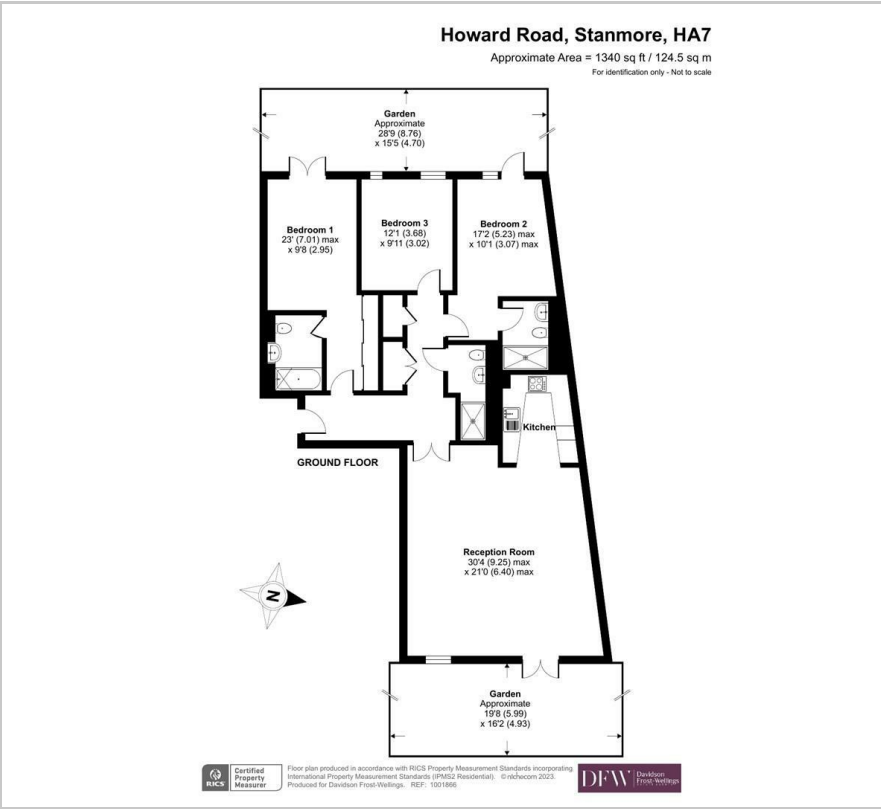
### Viewing

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.

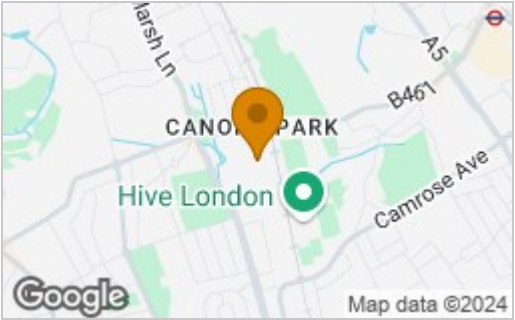




Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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