



## Moore Court Stanmore £349,999

A second floor, one bedroom flat available with Davidson Frost-Wellings.

The flat is on the second floor (with lift) with an open plan kitchen/living room and a large private balcony. There is also a spacious double bedroom with built-wardrobe, a family bathroom and a utility cupboard with plumbed in washing machine.

Stanmore Place is in an excellent location for Canon's Park tube station. On site and included for tenants is a gym, a children's playground, a 24 hour concierge and a secure parking space.

Harrow Council Tax Band C.

Leasehold with approximately 110 years remaining.

Service Charge of £440.56 per month (£5,286.66 per year).

Ground Rent £150.

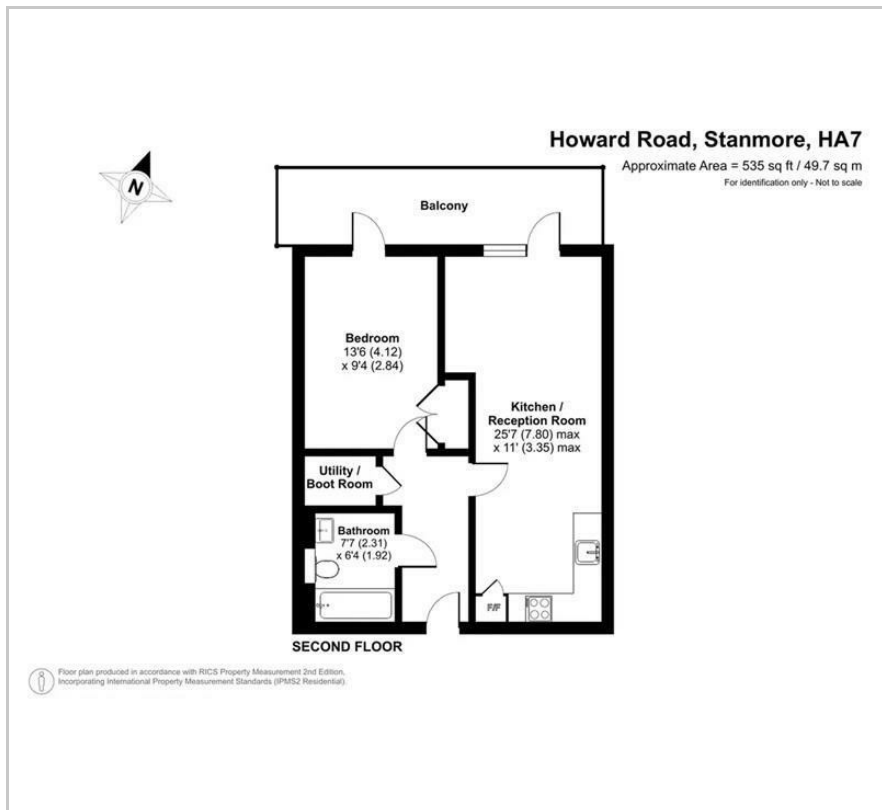
### Viewing

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.

- One bedroom
- Open plan
- Large balcony
- Gym and concierge
- Second floor with lift
- Leasehold



## Floor Plan

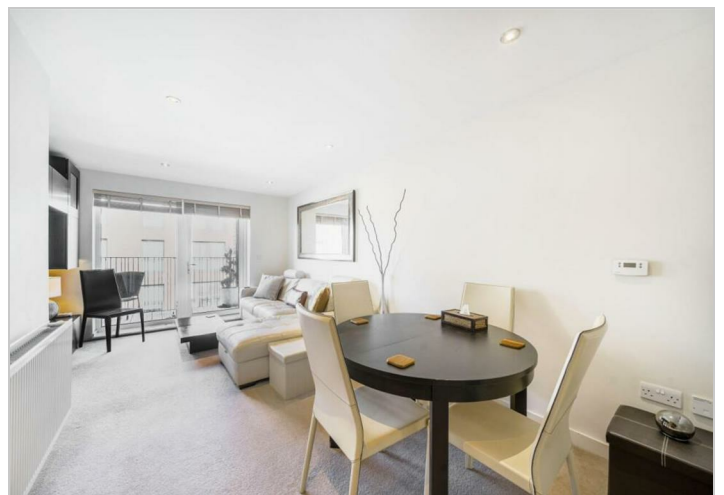


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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	



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