



## Albemarle Park

Stanmore

£250,000

A one bedroom, raised ground floor flat available chain free in an excellent location with Davidson Frost-Wellings.

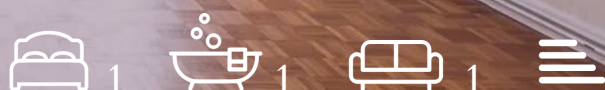
The flat is available with a large reception room providing access to a private balcony, and a separate kitchen. There is also a spacious bedroom with built-in wardrobes and a family bathroom. The flat is bright and airy with wooden flooring throughout and the building further benefits from a communal garden.

Leasehold with 129 years remaining.  
Ground rent nil.  
Service charge of £1392 per annum.  
Harrow Council tax band C.

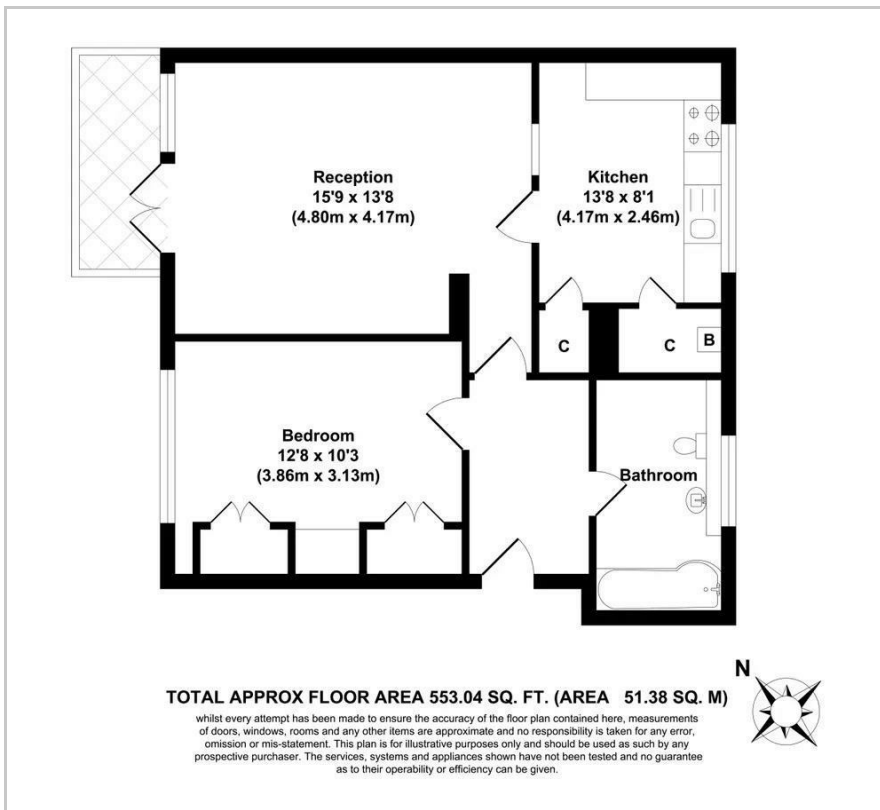
- One bedroom
- Private balcony
- Chain free
- No ground rent
- Raised ground floor
- Leasehold

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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