



## Cherchefelle Mews, Green Lane

Stanmore

£395,000

This lovely two bedroom ground floor retirement home is set within well maintained grounds and benefits from two generous sized rooms, bright living space and an excellent location close to amenities.

Located on Green Lane, the property is also moments from an excellent range of shops, restaurants and bars in central Stanmore, while the stunning open spaces of Bentley Priory and Stanmore Country Park are within easy reach.

Leasehold 104 years remaining  
 Service charge £4500 pa  
 Ground rent £330 pa  
 Harrow Council Tax Band E

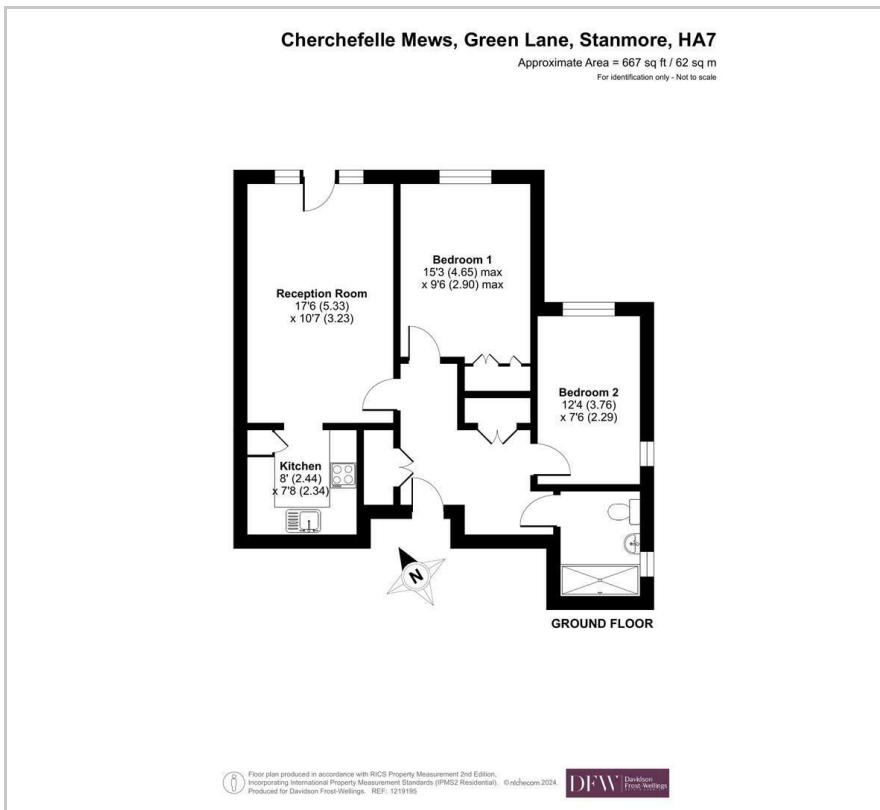
- Two Bedroom
- 24 Hour Emergency Call System
- Ground Floor
- Over 60s
- Warden Assisted
- Residents Parking

### 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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.