



## Letchworth Road Stanmore Offers over £575,000

A three bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

On the first floor of a modern block in Stanmore Place. The flat has an open plan kitchen/reception room with a private balcony, plus a master bedroom has an ensuite bathroom and dressing are. Further benefits include two further double bedrooms, a family bathroom and lots of built-in storage.

Stanmore Place is in an excellent location for Canon's Park tube station. On site and included residents is a communal garden, gym, a children's playground and a 24 hour concierge.

Leasehold with over 950 years remaining.  
Service charge of £4,742 per annum.  
Ground rent of £816 per annum.  
Harrow council tax band E.

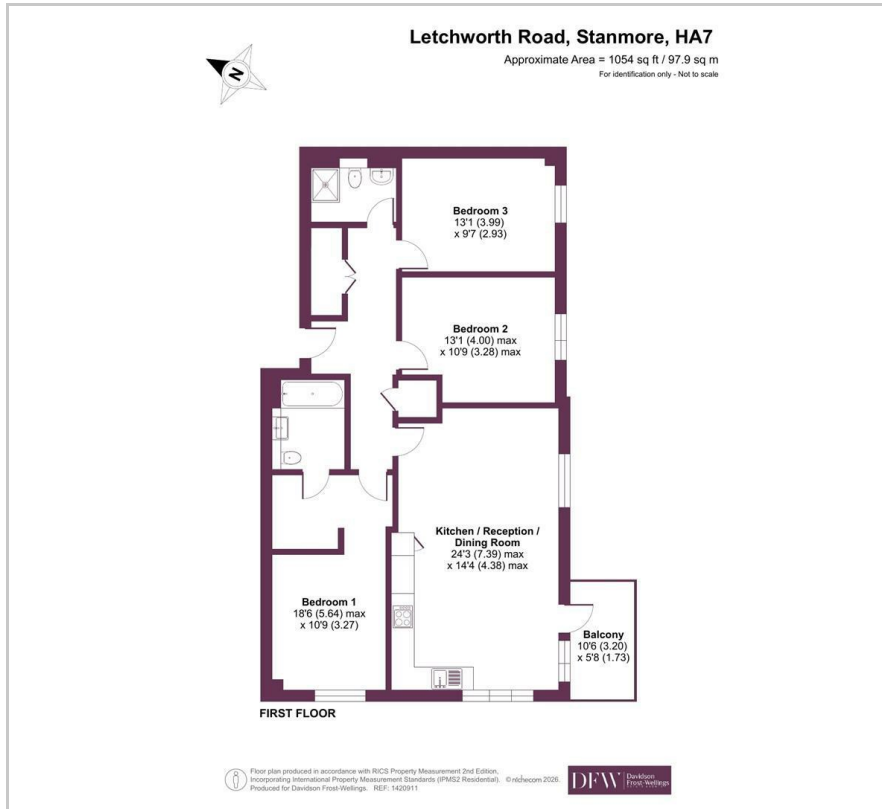
- Three bedrooms
- Two bathrooms
- Private balcony
- Concierge and gym on site
- Chain free
- Long leasehold

### Viewing

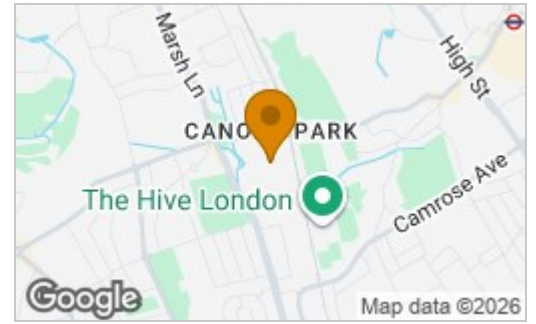
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# 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>	<b>85</b>	<b>85</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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