



## Howard Road

Stanmore

£350,000

A one bedroom, second floor flat available chain free in the popular Stanmore Place.

The flat has an open plan kitchen living room, double bedroom with built-in wardrobes, family bathroom and a utility cupboard.

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.

Service Charge of £3878.58 per annum.

£697.98 Car Park Service Charge.

Ground Rent of £522.58 per annum.

Leasehold with approximately 985 years remaining.

Harrow Council Tax Band C.

- One Double Bedroom
- Open Plan Kitchen
- Second Floor
- Gym and Concierge
- Secure Parking
- 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.



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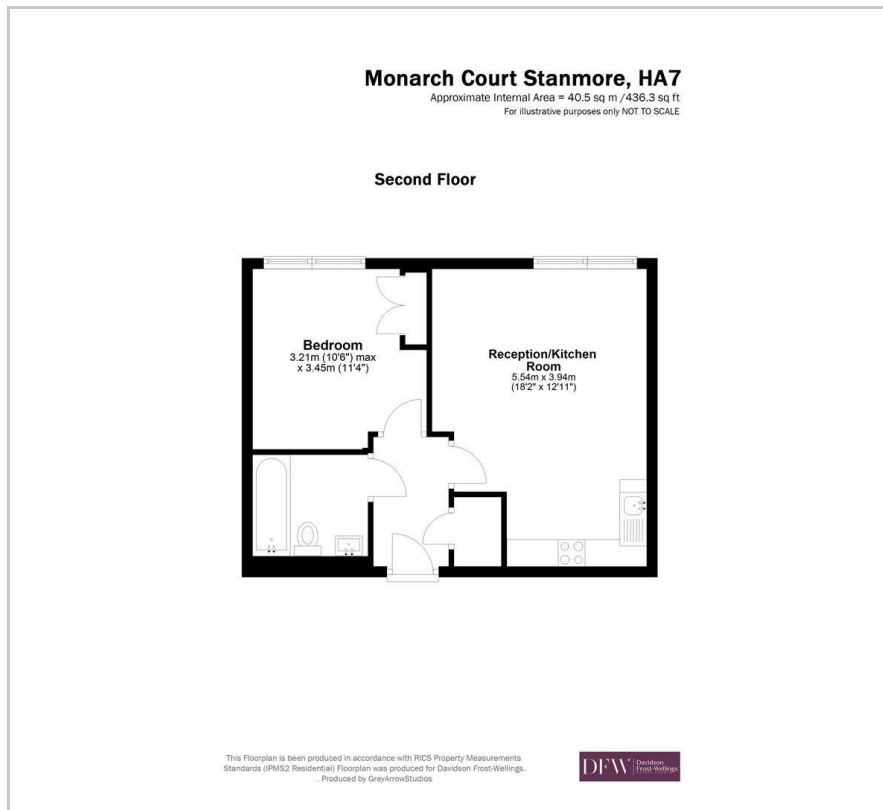


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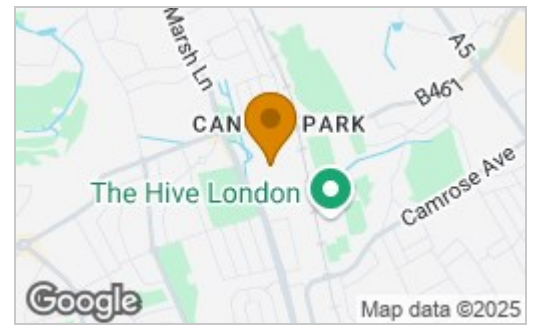


B

## 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>81</b>	<b>81</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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