

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Unwin Way, Stanmore

£1,525 P.C.M

Key Features include:

- One Double Bedroom
- Second Floor
- Double Glazing
- Gas Central Heating
- Lift
- 24 Hour Concierge Service
- Free Use Of Onsite Gym
- Allocated Parking Space
- Balcony
- Part Furnished

Property Overview:

THIS EXECUTIVE ONE DOUBLE BEDROOM LUXURY SECOND FLOOR APARTMENT is nestled within a recently built development in Stanmore, situated within walking distance to Canons Park Jubilee line station and offers multiple benefits including exclusive access to an onsite gym. **PART FURNISHED**

Accommodation:

Entrance Hall

Carpet and side table.

Lounge/Diner 14' 4" x 11' 9" (4.37m x 3.58m)

Carpet, net curtains, door to private balcony and open plan to: -

Balcony 7' 0" x 3' 11" (2.13m x 1.19m)

Decked area with two chairs and table.

Kitchen Area 6' 3" x 6' 2" (1.90m x 1.88m)

Modern range of low and wall level units including induction electric hob, extractor hood, sink, integrated dishwasher and fridge/freezer.

Bedroom 10' 6" x 10' 6" (3.20m x 3.20m)

Carpet, built in fitted mirrored wardrobes, double bed base, net curtains and window to front.

Bathroom

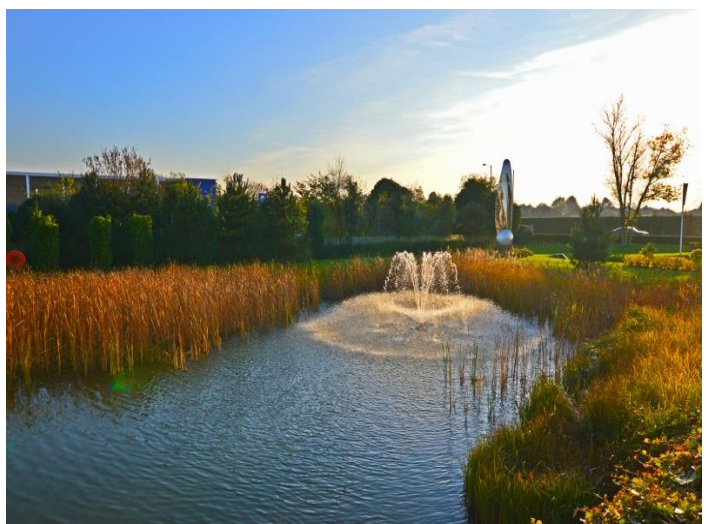
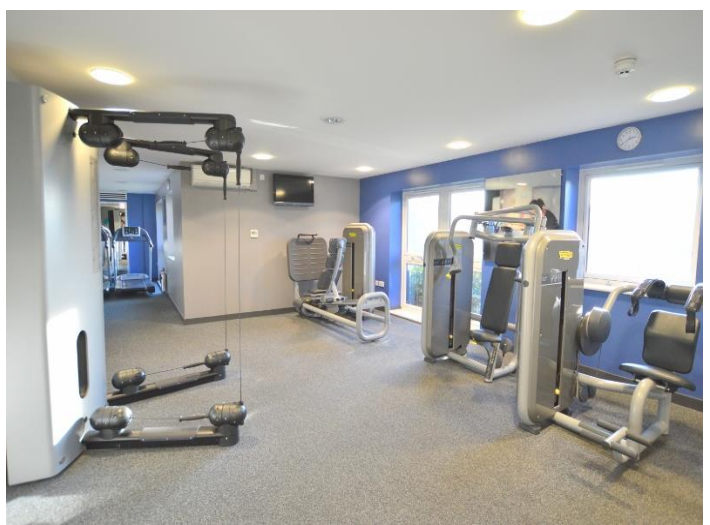
Luxury suite including bath with shower attachment, screen, low level flush WC, wash hand basin, large wall cabinet with mirror. Door to storage cupboard housing washer/dryer and boiler.

Outside

Beautifully landscaped gardens, parking space, free access to gym and 24 hour concierge.

Council Tax Band: C EPC Rating: B



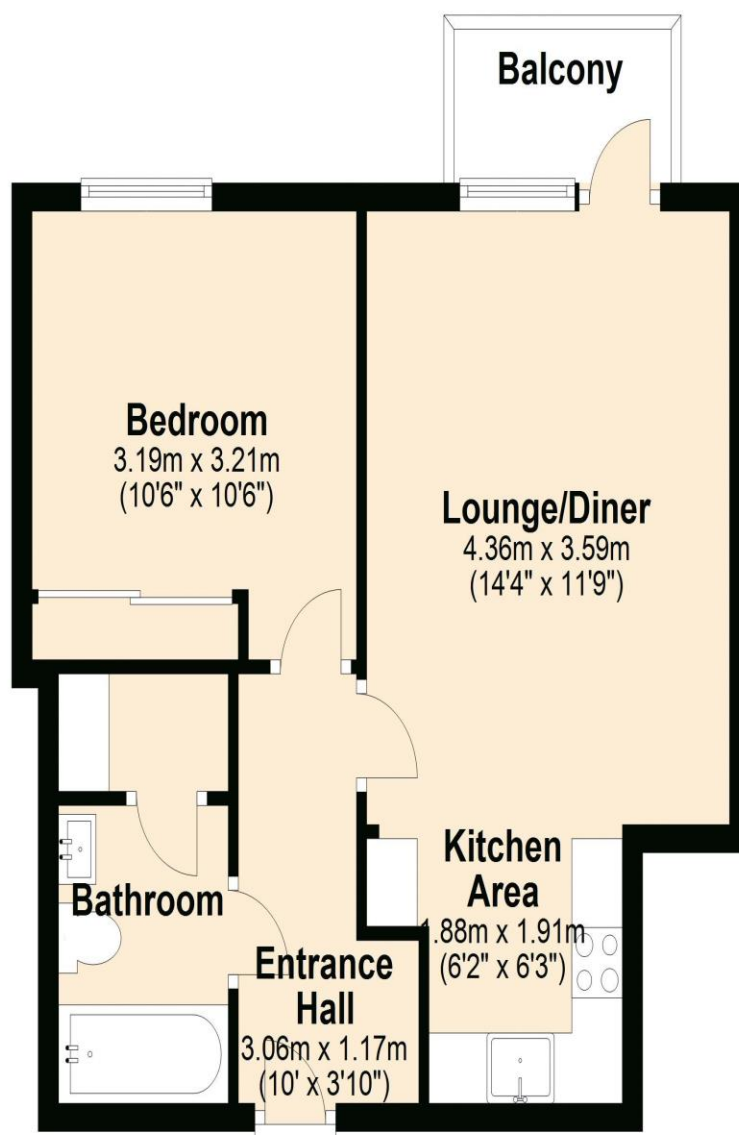


To arrange a viewing call:
020 8421 4847

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Second Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 40.8 sq. metres (439.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.