



Guide price £525,000  
Newlands Court - 74 Uxbridge Road - Stanmore -  
Harrow Weald - HA3



 **2**  
Bedrooms

 **2**  
Bathrooms

189, Kenton Road, Kenton, Harrow, HA3 0EY |  
[info@soniaestates.co.uk](mailto:info@soniaestates.co.uk)

020 8909 9977



**Guide price £525,000**

**Newlands Court - 74 Uxbridge Road - Stanmore -  
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Sonia Estates is pleased to offer to the market this Luxury & Larger Than Average Two Double Bedroom / Two Bathroom 2nd Floor Flat In Newlands Court, Stanmore / Harrow Weald.

This Property Comprises Of An Entrance Hallway, Large Reception Room With A Dining Area, Separate Large Modern Fitted Kitchen, Two Ensuite Bathrooms / An Additional Guest Cloakroom, Fully Double Glazed, Gas Central Heating, Utility / Storage Cupboards, Lift Access, Communal Garden, Allocated Secured Gated Parking, Balconies Servicing The Reception As Well As Both Double Bedrooms & Entry Phone System.

Situated On The Borders Of Stanmore & Harrow Weald & On The Doorstep Of The Popular Priory Nature Reserve, Deer Park & The Outstanding Bentley Wood School.

Newlands Court Is A Short Bus Journey To Stanmore Broadway For Multiple Shopping Facilities, Independent Shops, Eateries, Coffee Houses, Restaurants, Local Bars / Pubs, Supermarkets, Hairdressers, Barbers & Leisure Facilities Nearby



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This Property Is Chain Free & Is A First Time Buyer Opportunity Or Buy To Let Investment

Stanmore Station 1.3 Miles

Lease Details: 109 Years Remaining

Service Charges: £3300 Per Annum (Average For Last 3 Years & This Includes Water Rates)

Ground Rent: £350 Per Annum (Paid with Service Charge)

Council Tax Band: F

Local Authority: London Borough Of Harrow

Viewings Through Sonia Estates By Appointment Only

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

The Property Misdescription Act 1991

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer\nis advised to obtain verification from their Solicitor and /or Surveyor. A Buyer must check the availability of any property and make an appointment to view\nbefore embarking on any journey to see a property.

The Data Protection Act 1998

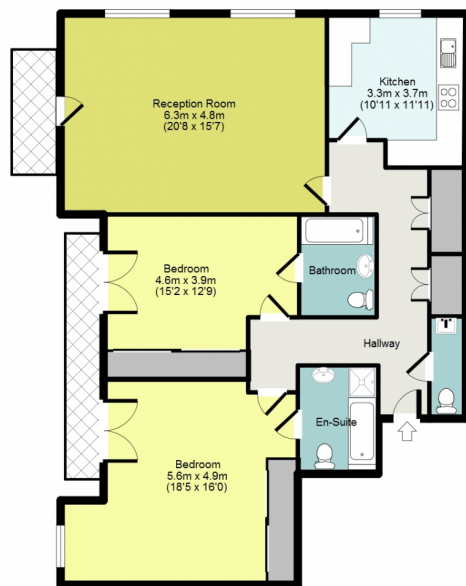
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Approximate Gross internal area  
110 sq. m / 1185 sq. ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

