

# Merrion Avenue

Stanmore • • HA7 4RR  
Offers In Excess Of: £400,000



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# Merrion Avenue

Stanmore • • HA7 4RR

Discover the potential of this charming first-floor maisonette situated in central Stanmore. Merrion Court is nestled in a peaceful residential street, offering easy access to Stanmore Broadway and a host of amenities. This property boasts a private garden and also over looks communal gardens. Benefit from convenient transportation options, with numerous bus routes and Stanmore Underground Station just a stone's throw away.

First Floor Maisonette

Spacious Reception Room

Fitted Kitchen

Family Bathroom

Two Double Bedrooms

Landscaped Communal Gardens

Close to Local Amenities

Private Patio Garden

Footsteps from Stanmore Station

Approx Area: 788 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

A first floor maisonette offering accommodation comprising of two double bedrooms, bright reception room, bathroom and separate kitchen.

### Outside

At the rear of the property, you will discover a low-maintenance patio private garden along with beautifully kept communal gardens, providing a serene outdoor retreat.

### Location

Ideally located near Stanmore's high street and Stanmore Broadway, this maisonette offers easy access to a range of shops and amenities. Additionally, the proximity to Stanmore Underground Jubilee Line Station ensures convenient transport links to the City and West End, making commuting a breeze. The M1, M25 and A41 are all located nearby.





### Schools:

Aylward Primary School 0.3 miles  
Avanti House School 0.7 miles  
North London Collegiate School 0.5 miles



### Train:

Stanmore Station 0.1 miles  
Canons Park Station 0.9 miles  
Edgware Station 1.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

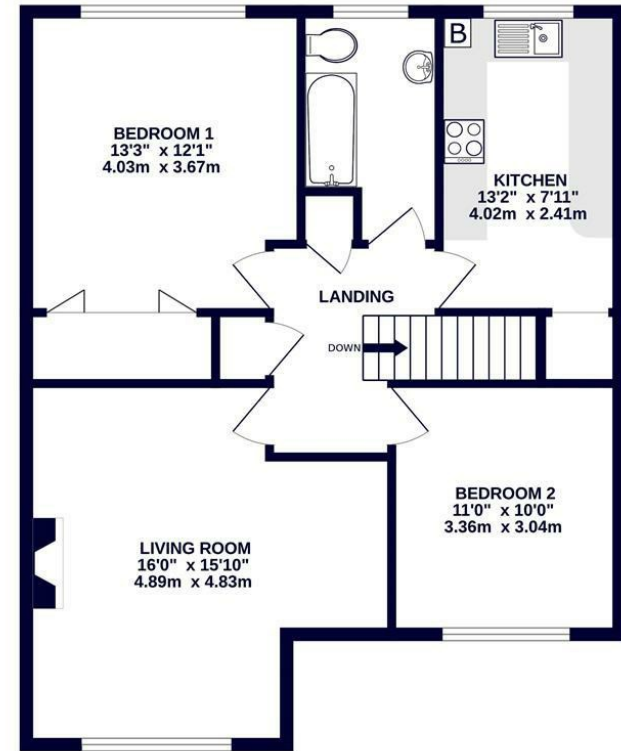
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
27 sq.ft. (2.5 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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**0208 017 6000**  
**18 Bridge Street, Pinner,**  
**Middlesex, HA5 3JF**  
pinner@coopersresidential.co.uk

**CoopersResidential.co.uk**

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	57	62
Least energy efficient - higher running costs	F		
Very least energy efficient - highest running costs	G		

England & Wales  
EU Directive 2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.