



**Letchworth Road, Stanmore, HA7 1FY**

**Stanmore**

**£625,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

Built in 2015, Stanmore Place is an exceptional development that benefits from a 24-hour concierge, communal gardens, secure parking, and a resident's gym. This property is ideal for a first-time purchase or an upsizer looking for more space.

Arranged across the first floor (with a lift), the property offers nearly 1,100 sq ft of living and entertainment space and benefits from modern finishes. The accommodation comprises a generous principal bedroom with built-in wardrobes and a contemporary en-suite bathroom, two further double bedrooms, an additional family bathroom with clean lines and excellent storage, a utility cupboard, an open-plan kitchen fitted with Bosch appliances, and a spacious living room with space for dining and hosting visitors that leads onto a private east-facing balcony.

Stanmore Place is a fantastic and exciting development with several communal gardens, including water features. Furthermore, the development has a 24-hour concierge, bicycle storage, and an on-site food market for your day-to-day groceries.

For transport links, Canon Park tube station is 0.2 miles from the property and nearby to several open green spaces.

No onward chain.

N.B. Some of the photos have been digitally staged.

Quote ref: EW0808

#### **PLEASE NOTE**

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £100 (plus VAT) from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you.

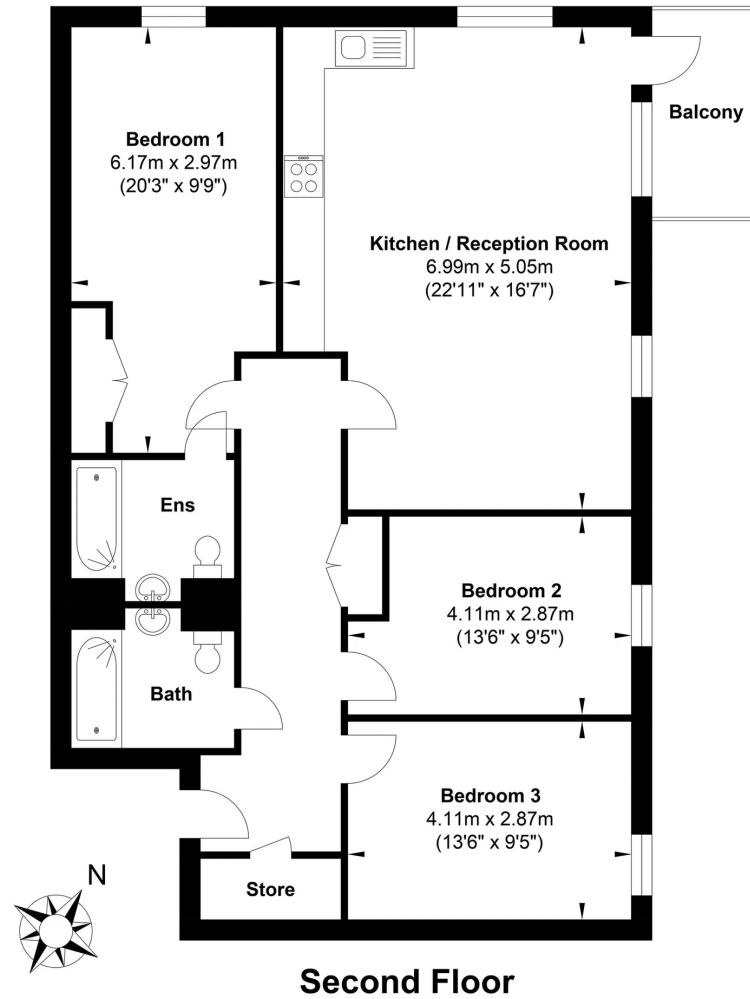
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Before a sale is agreed upon and solicitors instructed, prospective purchasers must produce identification documents to comply with Anti-Money Laundering regulations. These checks are currently £30 per person which we request you pay for.









Gross Internal Floor Area : 101.3 m2 ... 1091 ft2

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 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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