



## Windermere Hall

Edgware

£450,000

Davidson Frost-Wellings are delighted to offer this purpose built, two Bedroom, two Bathroom second floor Apartment offering spacious accommodation and conveniently located on Stonegrove with easy access to Edgware Station, places of worship and shops.

The property comprises a spacious lounge/dining room with doors leading out onto a private west facing balcony balcony at the rear of the block, fitted kitchen, master bedroom with fitted wardrobes, bathroom, separate shower room and storage. There is also a garage to the rear of the block and communal storage.

There is a hotel style foyer to the front entrance with a courtyard style area with fountains at the rear of the block. Communal gardens.

Harrow Council Tax Band F.  
Service charge and ground rent of £3040 per annum.  
Leasehold with 115 years remaining.

### 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.

- Two Bedrooms
- Purpose Built
- Balcony
- Separate Kitchen
- Second Floor Leasehold





# Floor Plan



# Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



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