



## Uxbridge Road Stanmore £350,000

A large maisonette available over two floors with a small rear terrace.

With an eat-in kitchen, a reception room, two single bedrooms and two double bedrooms. The property also has a family bathroom and a guest WC.

Chain free and sold as seen. Please note that all services/appliances have not and will not be tested.

Davidson Frost-Wellings are now in receipt of an offer for the sum of £357,000 for this property. Anyone wishing to place an offer on the property should contact Davidson Frost-Wellings, 47 The Broadway, Stanmore, HA7 4DJ on 020 8954 8806 prior to exchange of contracts.

Leasehold with 85 years remaining.  
Ground rent of £70 rising to £105.00 per annum from 2034.  
Service charge for 15/03/2024 to 28/09/2024 = £75.00.  
Insurance for 25/12/2023 to 24/12/2024 = £777.46  
Harrow Council Tax Band C.

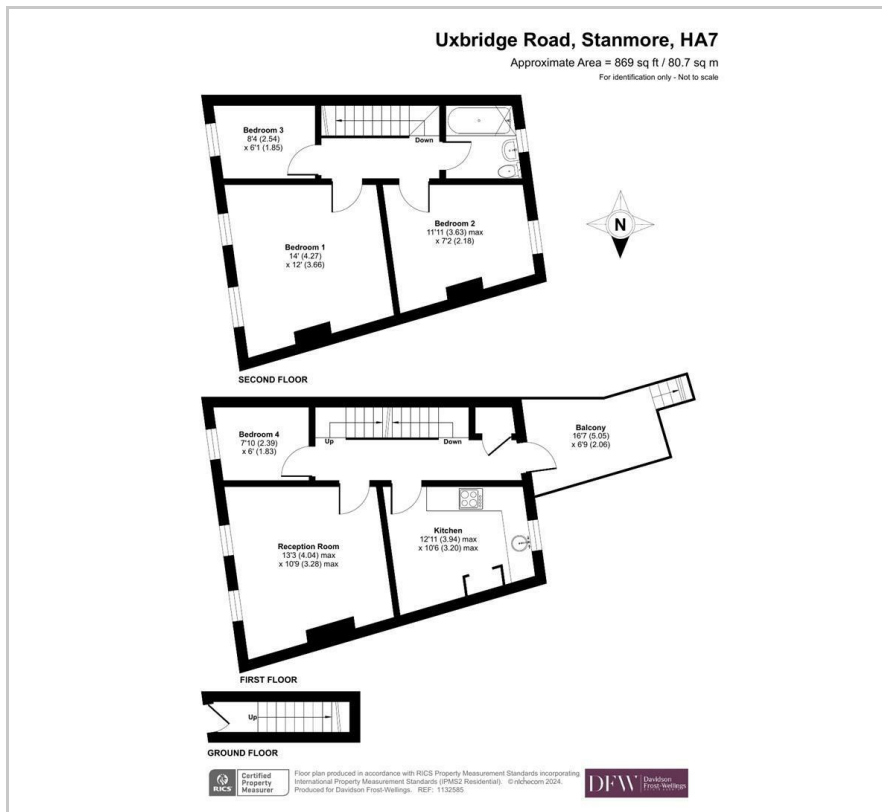
- Four Bedrooms
- Arranged Over Multiple Floors
- Chain Free
- Roof Terrace
- Sold As Seen
- Leasehold

### Viewing

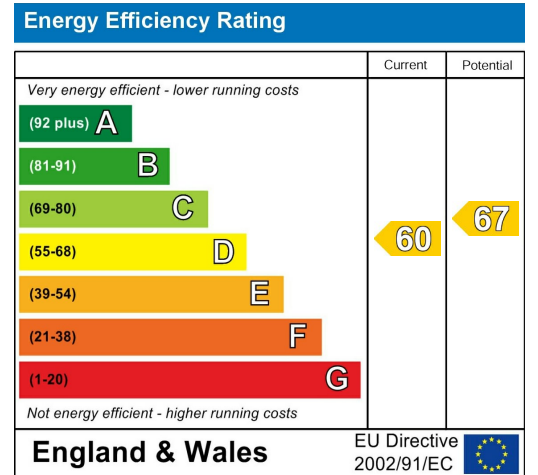
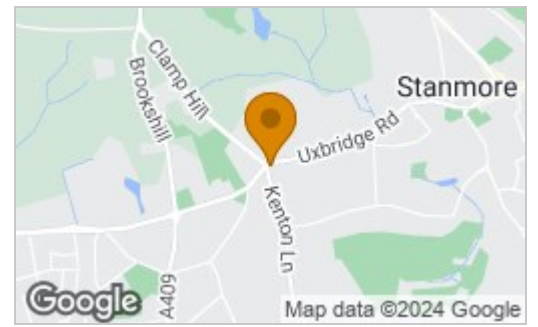
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.