



## Douglas Close

Stanmore

£415,000

A two bedroom, two bathroom flat on the first floor of a modern building with a lift.

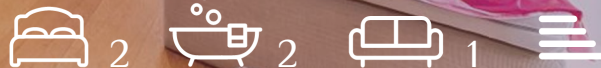
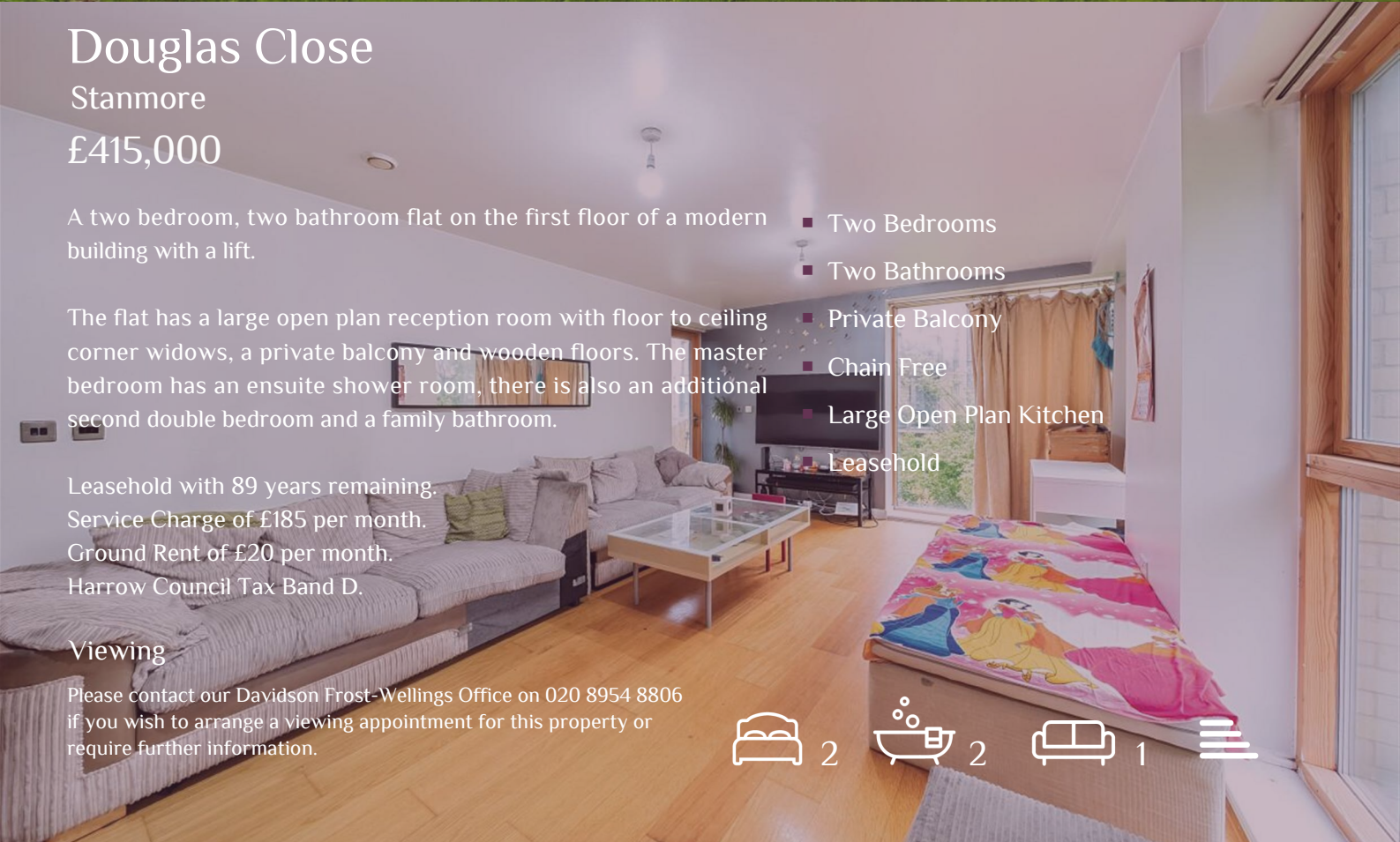
The flat has a large open plan reception room with floor to ceiling corner windows, a private balcony and wooden floors. The master bedroom has an ensuite shower room, there is also an additional second double bedroom and a family bathroom.

Leasehold with 89 years remaining.  
Service Charge of £185 per month.  
Ground Rent of £20 per month.  
Harrow Council Tax Band D.

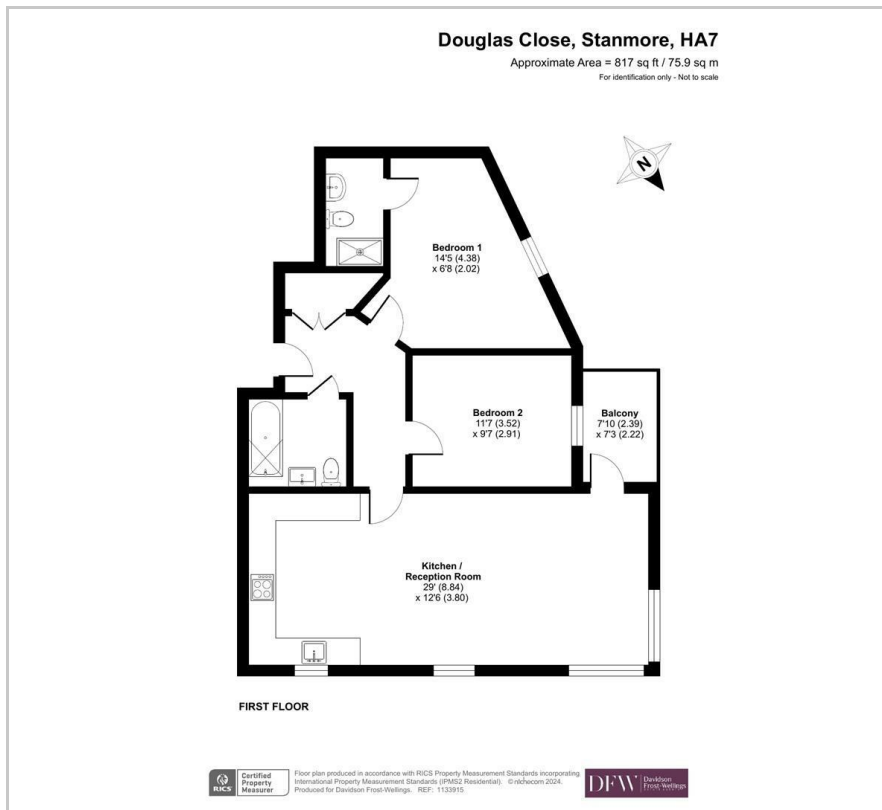
### Viewing

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
- Two Bathrooms
- Private Balcony
- Chain Free
- Large Open Plan Kitchen
- Leasehold



# Floor Plan

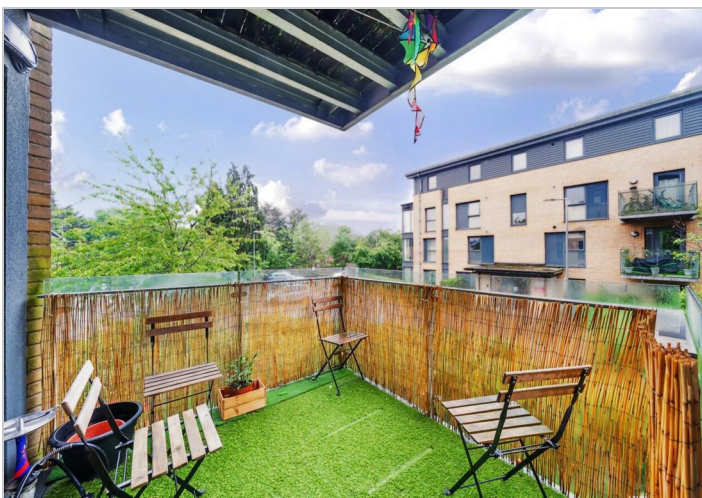


# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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