



## Howard Road

Stanmore

£325,000

A one bedroom flat available chain free, in excellent condition in Stanmore Place.

The flat is on the ground floor with an has an open plan kitchen/living room. There is also a large bedroom with built-in wardrobes, a family bathroom and built-in hallway storage including a utility cupboard.

Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge. The flat also has an allocated car parking space in the secure on-site car park, and access to the communal courtyard garden.

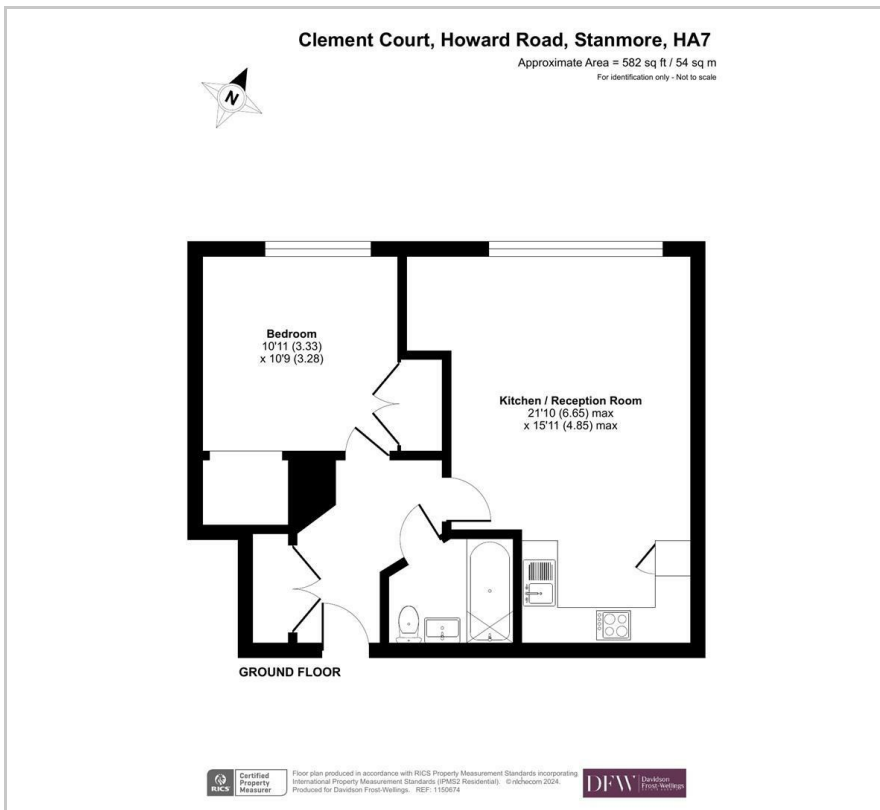
Leasehold of 999 years from 1st January 2009.  
 Ground Rent of approximately £544 per year.  
 Service Charge of approximately £2580 per year.  
 Harrow Council Tax Band C.

### Viewing

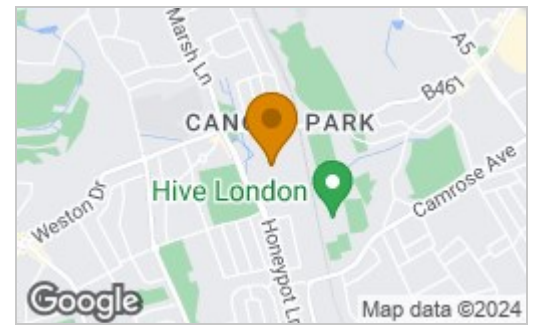
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom
- Chain Free
- 24 Hr Security and Concierge
- Allocated Secure Parking
- Communal Gardens
- Long Leasehold

## Floor Plan

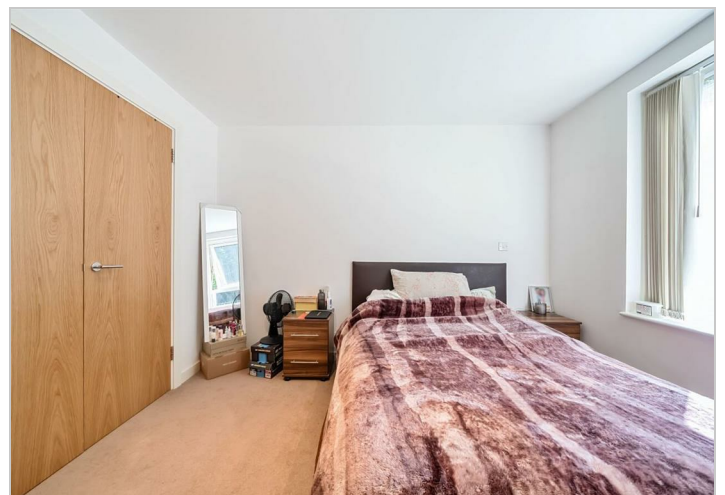


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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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