



## Halsbury Close

Stanmore

£470,000

A two bedroom, top floor flat available in excellent condition on a quiet, residential cul-de-sac off Stanmore Hill.

The reception room is good size with space enough for a large dining table and provides access to a private balcony. The kitchen is modern and separate. The master bedroom has built-in wardrobes and the second bedroom is also a good sized double room.

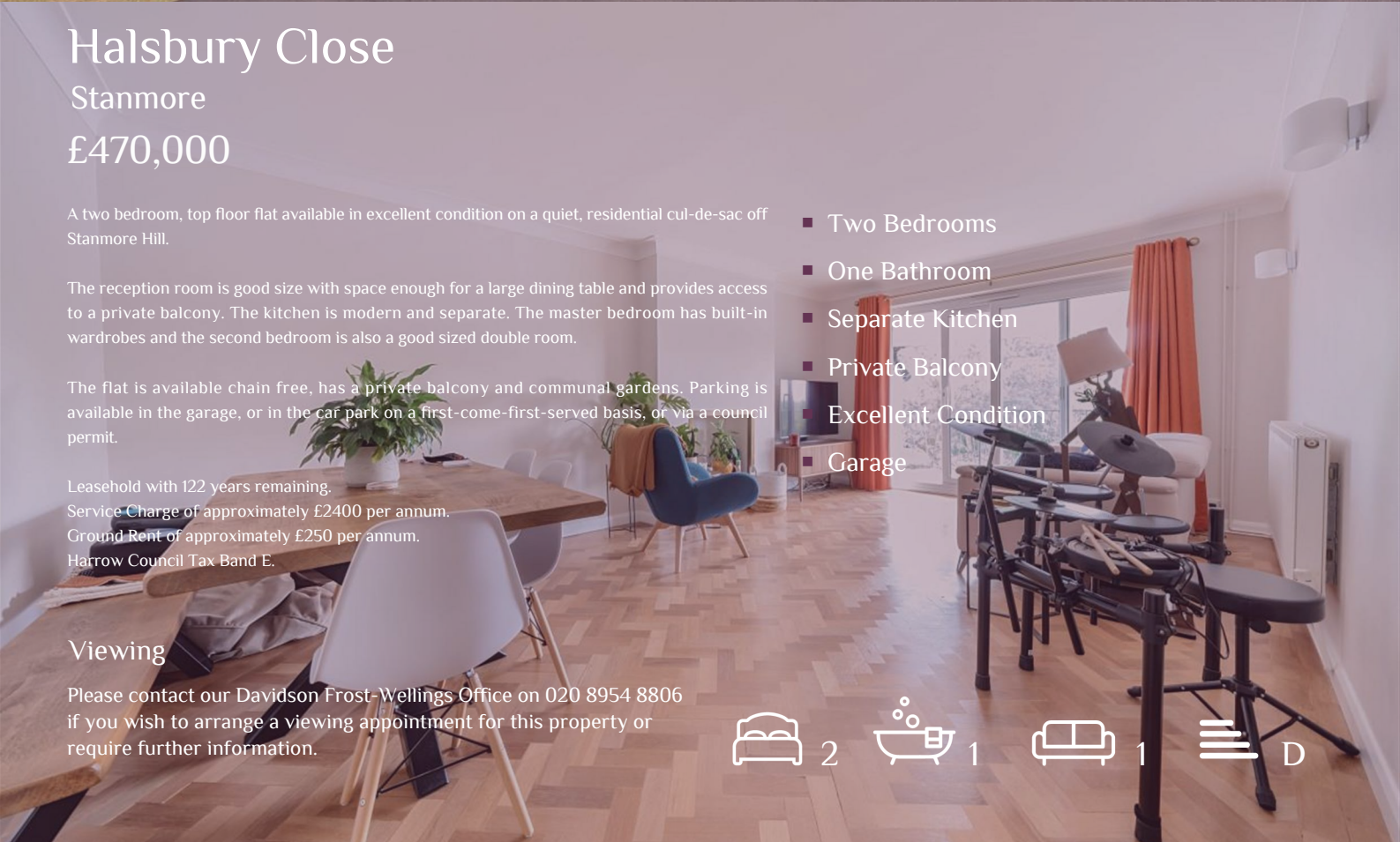
The flat is available chain free, has a private balcony and communal gardens. Parking is available in the garage, or in the car park on a first-come-first-served basis, or via a council permit.

Leasehold with 122 years remaining.  
 Service Charge of approximately £2400 per annum.  
 Ground Rent of approximately £250 per annum.  
 Harrow Council Tax Band E.

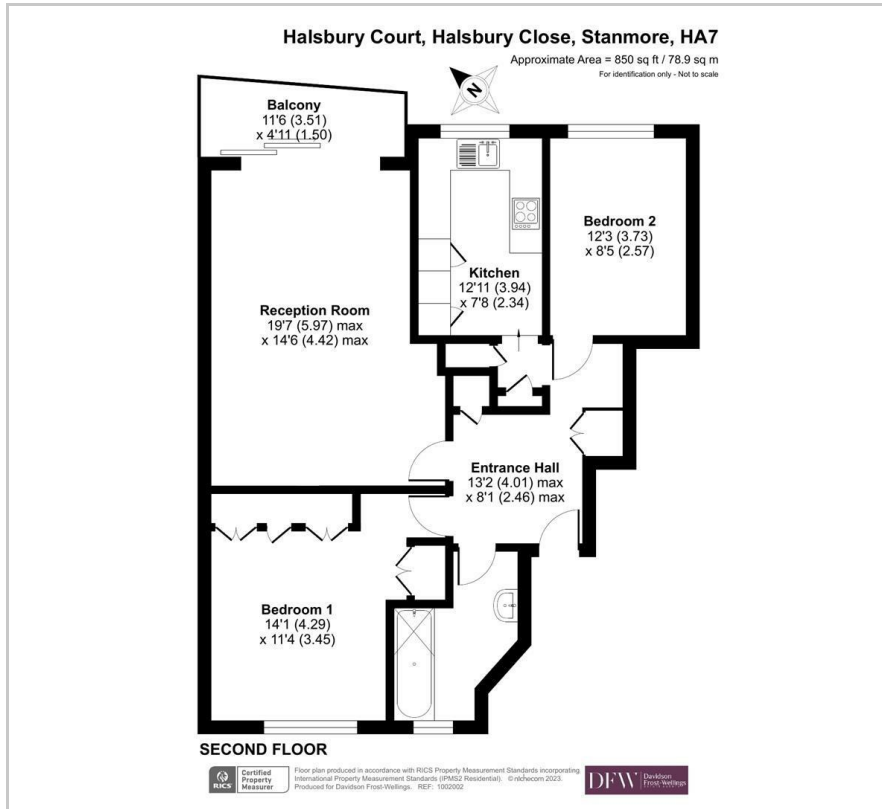
- Two Bedrooms
- One Bathroom
- Separate Kitchen
- Private Balcony
- Excellent Condition
- Garage

### 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



### 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>                            | <b>57</b>               | <b>62</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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