



## Lady Aylesford Avenue

Stanmore

£725,000

A two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

On the ground floor of a prestigious modern block is this large flat with a large reception room, separate eat-in kitchen, large master bedroom with fitted wardrobes and en suite bathroom. In addition, there is a second double bedroom, family bathroom and lots of built-in wardrobes and a private balcony overlooking Temple Pond.

The flat is in a modern building with a lift and two allocated parking spaces.

Leasehold with approximately 978 years remaining.  
Peppercorn Ground Rent.

Service Charge of approximately £2300 per year.  
Harrow Council Tax Band E.

### 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
- Chain Free
- Private Balcony
- Two Parking Spaces
- Long Leasehold



2



2



1

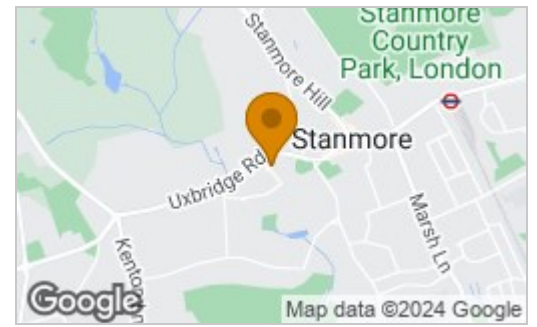


C


## Floor Plan

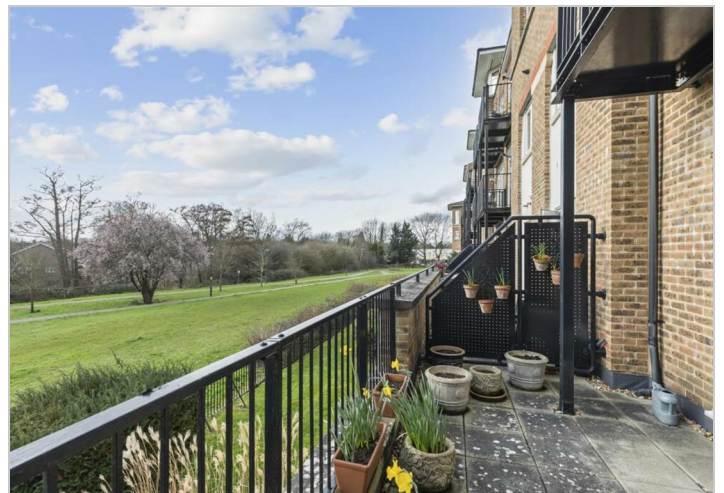
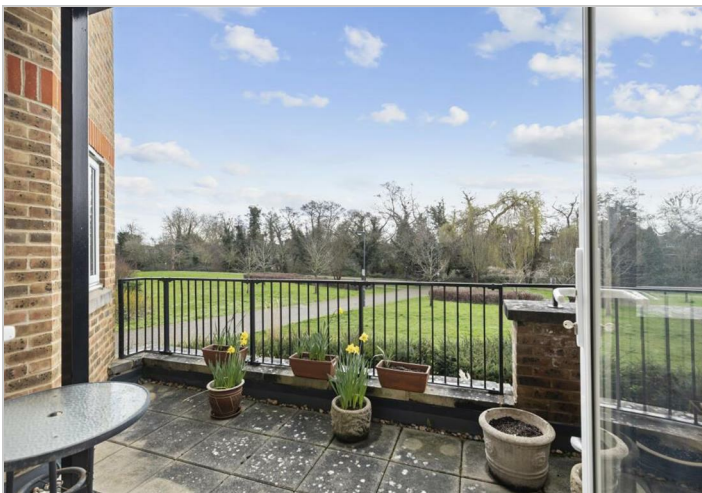


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>80</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 	



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.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: [info@df-w.co.uk](mailto:info@df-w.co.uk) Website: [www.df-w.co.uk](http://www.df-w.co.uk)