



## Pond House, Lady Aylesford Avenue

Stanmore

£599,999

A two bedroom, two bathroom flat available with a balcony and beautiful views of Temple Pond.

There is a modern fitted kitchen and separate reception room with doors leading to a private balcony. The master bedroom has built-in wardrobes and a ensuite bathroom.

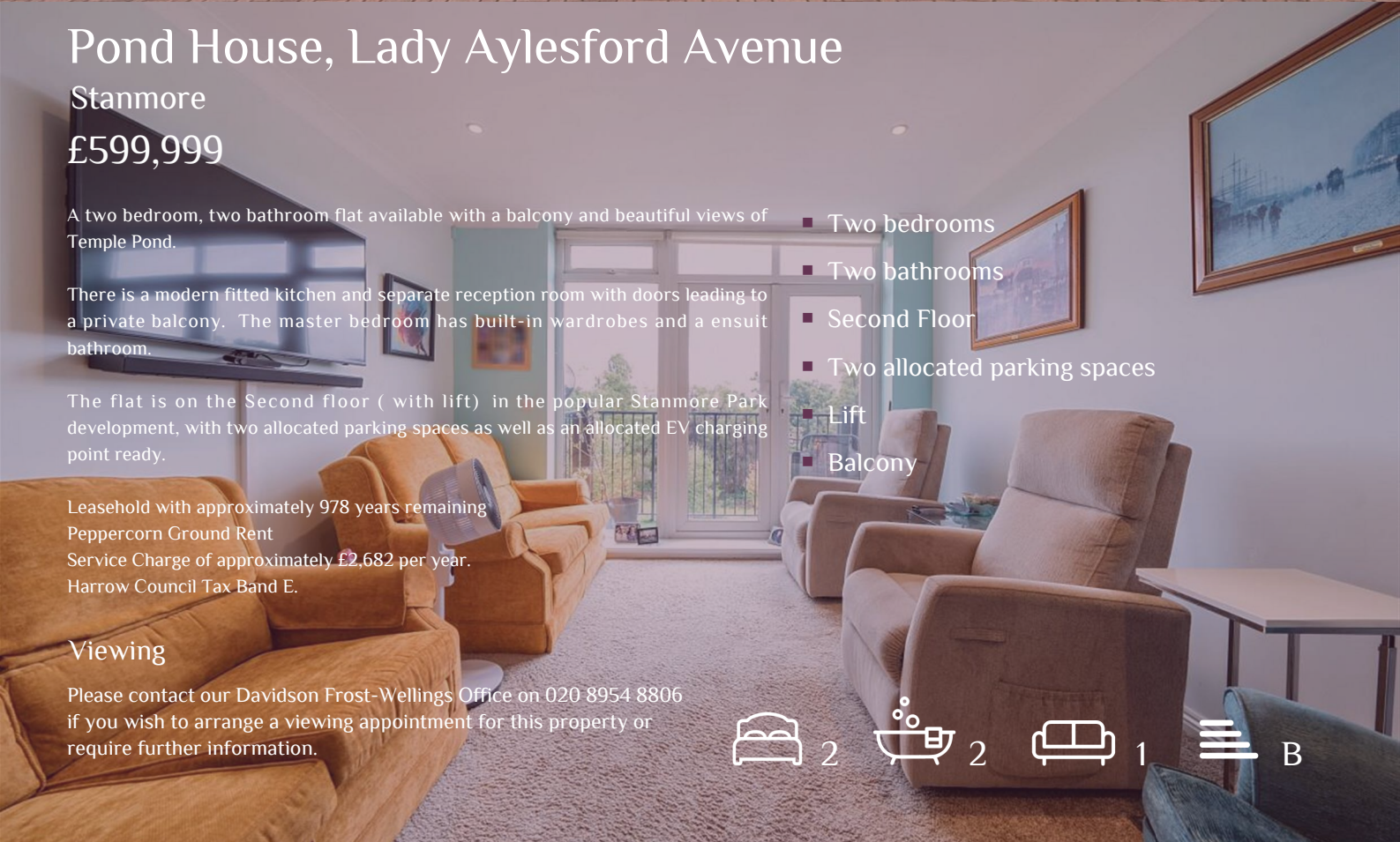
The flat is on the Second floor ( with lift ) in the popular Stanmore Park development, with two allocated parking spaces as well as an allocated EV charging point ready.

Leasehold with approximately 978 years remaining  
Peppercorn Ground Rent  
Service Charge of approximately £2,682 per year.  
Harrow Council Tax Band E.

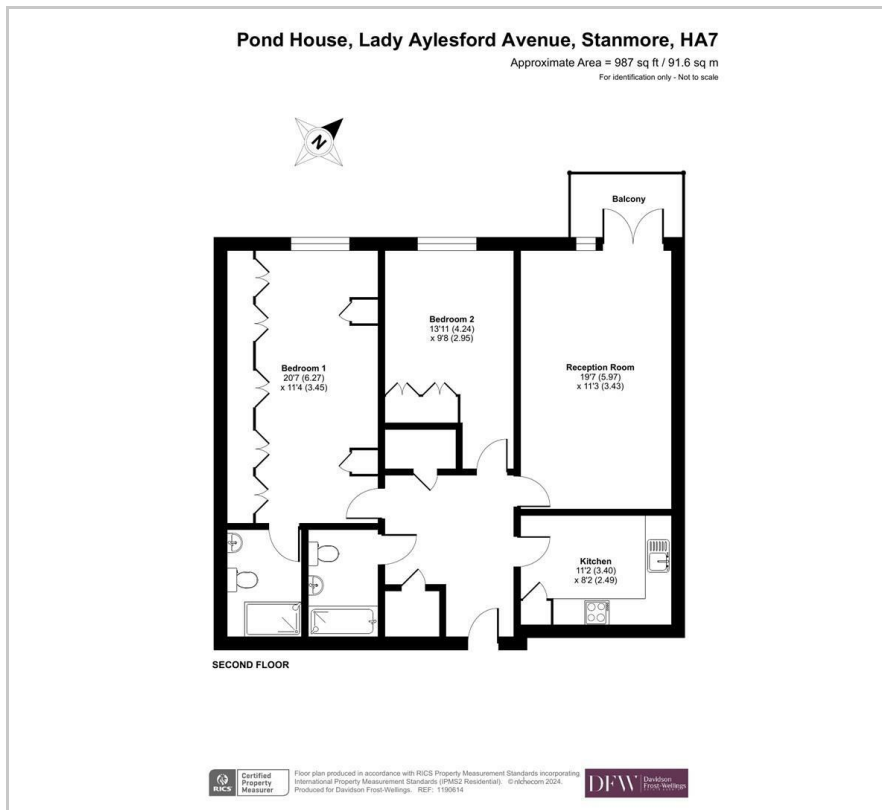
### Viewing

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.

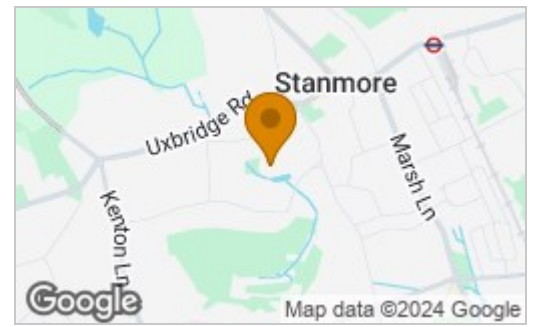
- Two bedrooms
- Two bathrooms
- Second Floor
- Two allocated parking spaces
- Lift
- Balcony



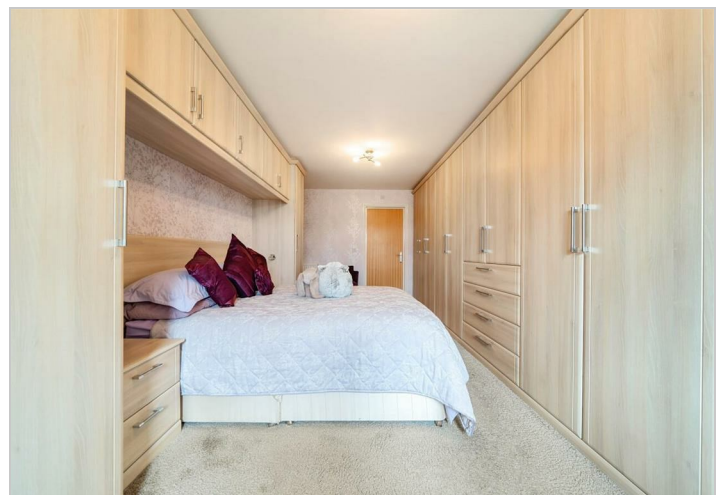
# Floor Plan



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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