



Hampton Road Stanmore £895,000

A ground floor flat available with Davidson Frost-Wellings in the ever popular Bentley Priory.

The flat comes with an extremely spacious L-shaped kitchen/living space with two doors leading to the private patio, windows allowing lots of light in the property and a wood-burning stove. The master bedroom has built-in wardrobes and an ensuite bathroom and there is an additional double bedroom with Jack-and-Jill bathroom.

Bentley Priory Estate offers 57 acres of parkland the focus of which is an 18th Century, Grade II Listed, converted Stately Home which has served as a home for the Dowager Queen Adelaide, a hotel, and girls' school before being acquired by the Royal Air Force to form RAF Fighter Command.

The estate benefits from a 24 hour concierge service, manned security entrance gates, two tennis courts, parking spaces for residents and guests, a small children's playground and private access to the park land surrounding the estate.

Leasehold of 199 years from 1/9/2011.
Service Charge of approximately £7,251.78 per annum.
Ground Rent of £697.66 per annum.
Harrow Council Tax Band G.

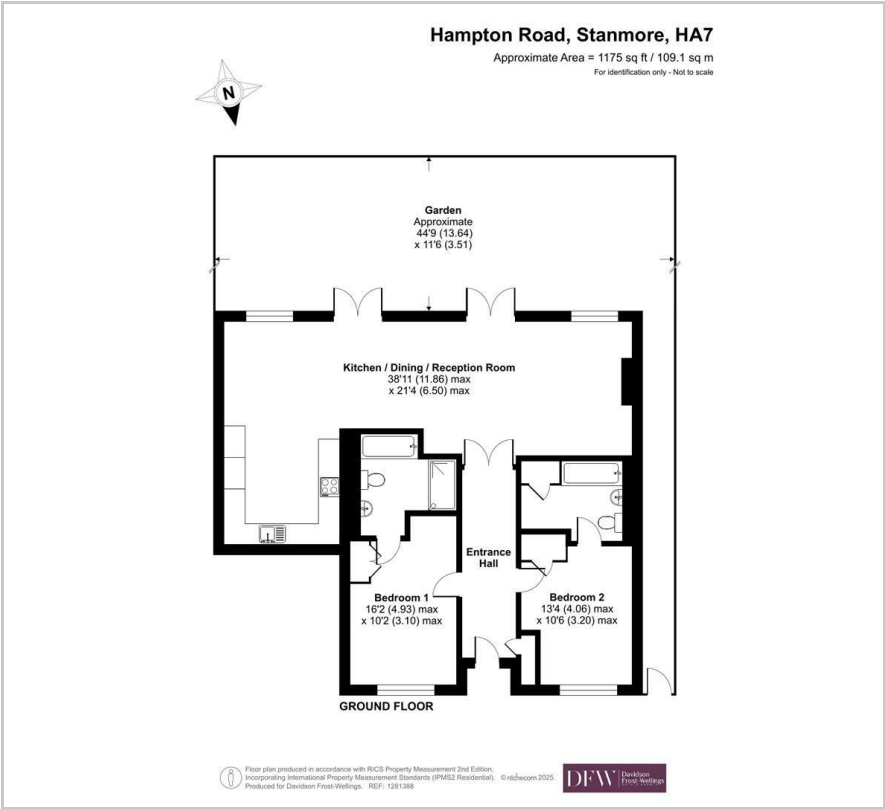
- Two bedrooms
- Two bathrooms
- Private rear garden
- Bentley Priory
- Ground floor flat
- Long leasehold

Viewing

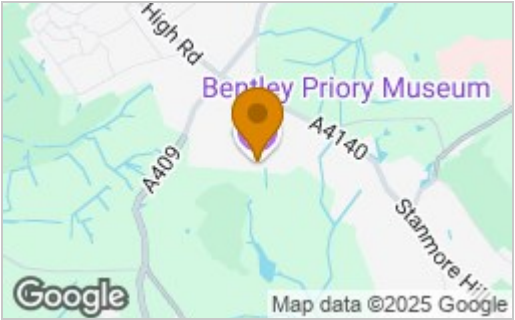
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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