



## Aran Drive

Stanmore  
£425,000

A large two bedroom flat available in good condition and chain free with Davidson Frost-Wellings.

On the second floor of a purpose built block in a central Stanmore location. The flat has a bright reception room with large window ensuring lots of natural light. There is also a separate kitchen with integrated appliances, large master bedroom with built-in wardrobes, additional second double bedroom also with built-in wardrobes, and a modern family bathroom with separate WC. Further benefits include access to a loft for additional storage, a welcoming hallway and cloakroom storage.

Gressenhall Court has well maintained communal gardens, and the flat is available with a garage. Aran Drive is within easy reach (approximately 5 minutes walk) of the shops, cafes, amenities and transport links of Stanmore Broadway and Stanmore tube station.

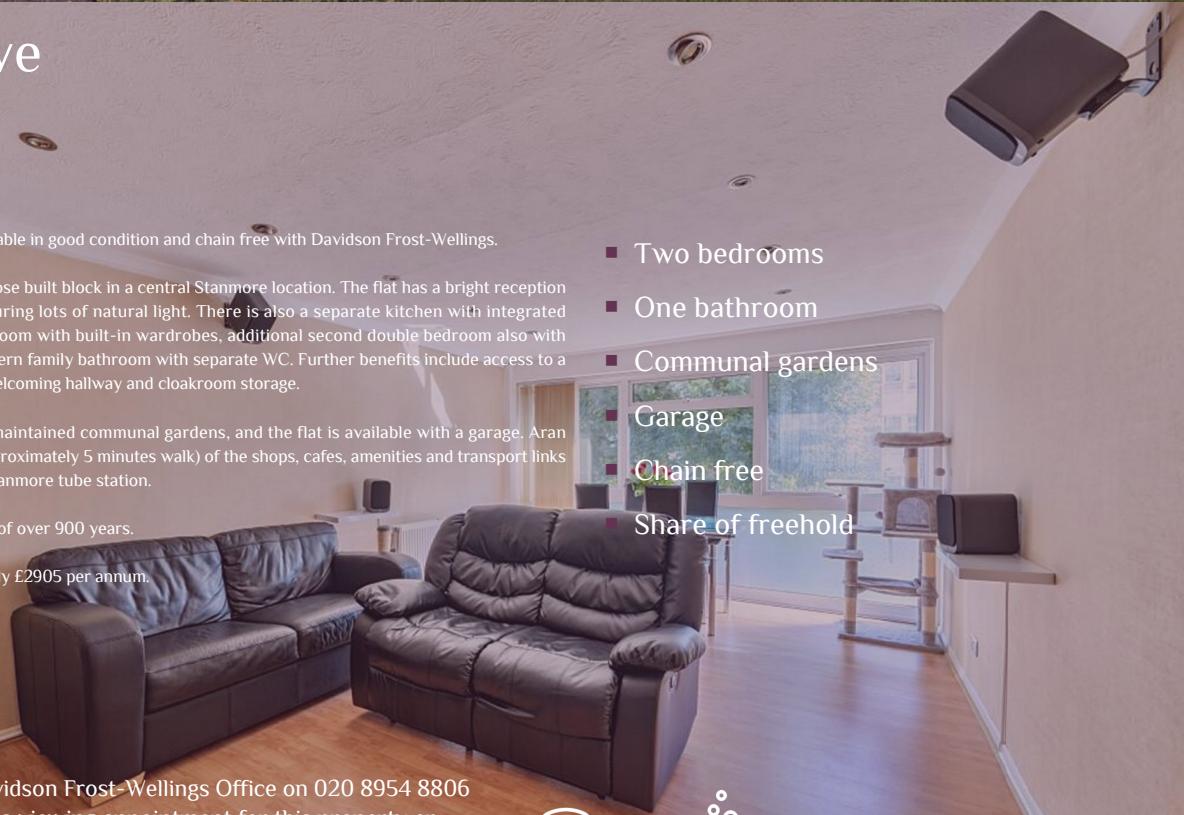
Share of freehold with a lease of over 900 years.

Peppercorn ground rent.

Service charge of approximately £2905 per annum.

Harrow Council tax band E.

- Two bedrooms
- One bathroom
- Communal gardens
- Garage
- Chain free
- Share of freehold



### 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		
(69-80) C		73
(55-68) D		80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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