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UPPINGHAM AVENUE, STANMORE, HA7 2JY



PRICE....£399,950....LEASEHOLD

This spacious three bedroom ground floor garden maisonnette (677 sq. ft/62.9 sq. m) is ideally located just off Streatfield Road, within half a mile of highly regarded schools including Preistmead Primary (Ofsted Outstanding) and Queensbury town centre offering a wide range of shops, restaurants and the Jubilee Line tube station. A communal entrance leads to the accommodation which includes a bright reception room, a modern kitchen and bathroom and three bedrooms. Bedroom one benefits from double door leading directly onto the private 30' rear garden, ideal for morning coffees or summer BBQs. There is also off street parking at the rear of the property. It is offered with a long lease, no service charge and vacant possession. If you're after a comfortable home with outdoor space and great local amenities, this one is well worth a look.

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COUNCIL TAX

Harrow London Borough Council - Band C - £2,129.65

LEASE

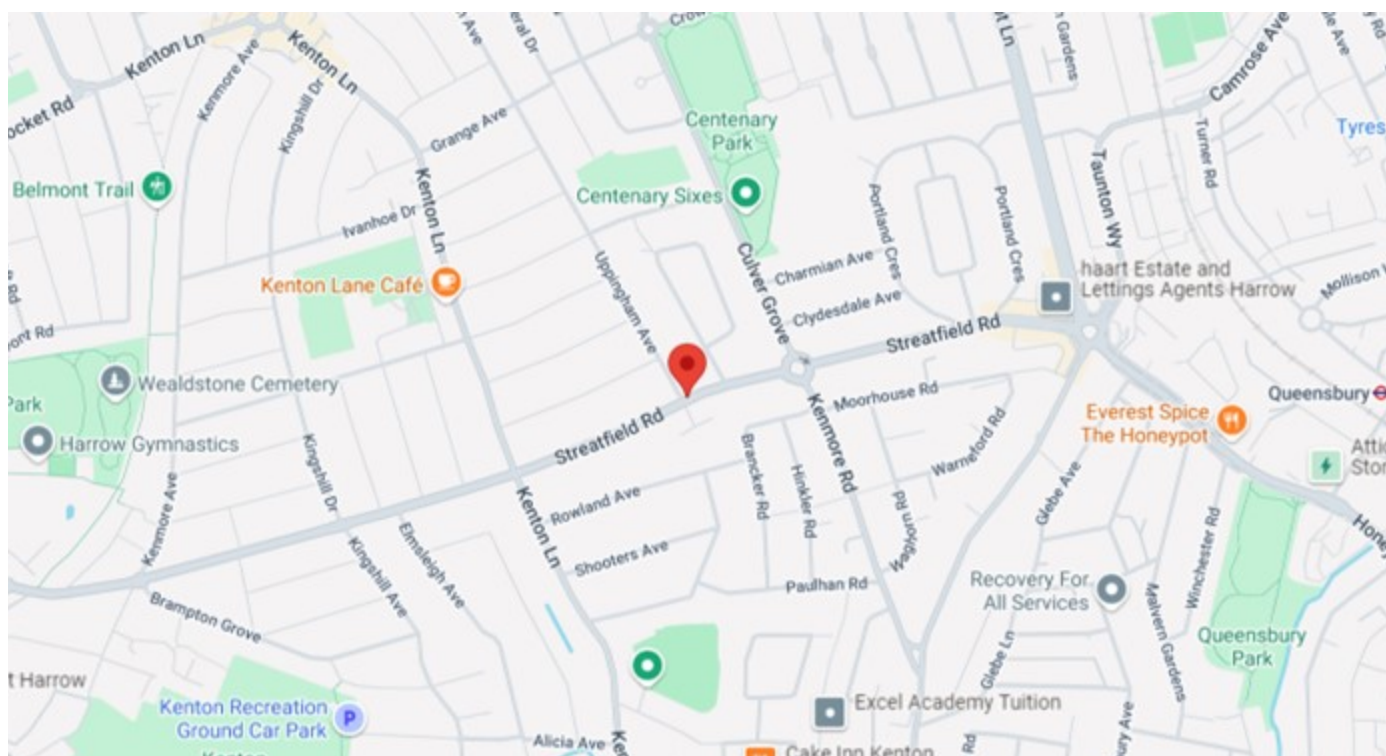
962 years

LOCAL SCHOOLS

Kenmore Park Junior School - 0.29 Miles
Priestmead Primary School & Nursery - 0.4 Miles
Park High School - 0.41 Miles
Pathways School - 0.74 Miles

LOCAL TRANSPORT

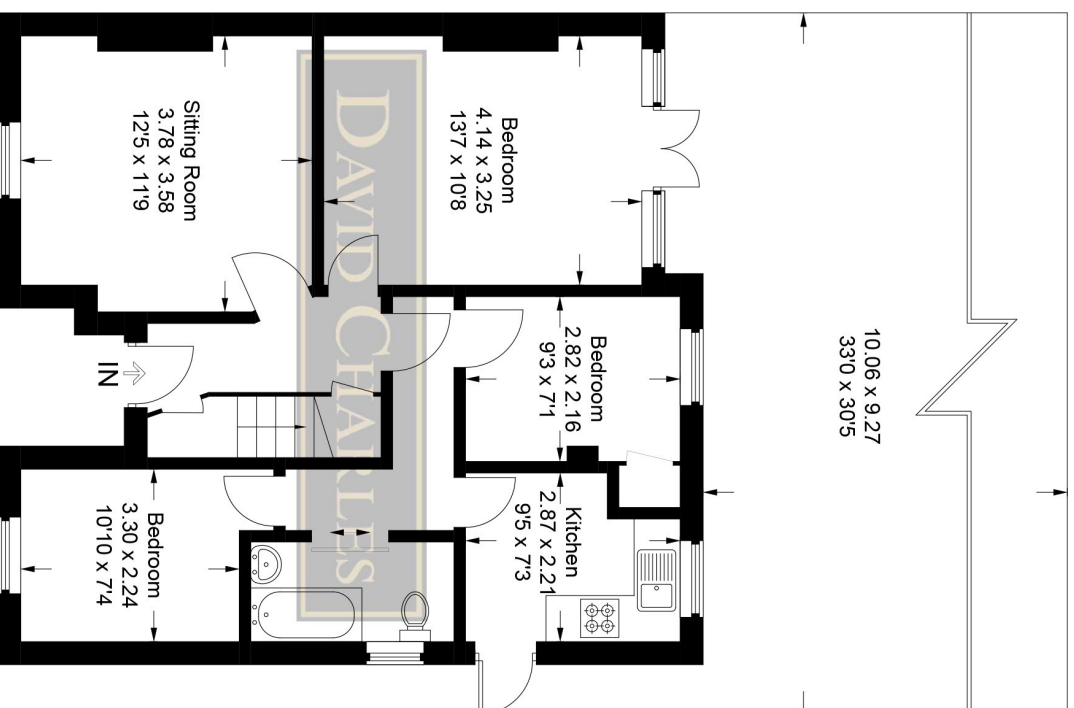
Queensbury Station (Jubilee Line) - 1.1 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Uppingham Avenue

Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.