



## Flat 1 Lockerbie House 107 Stanmore Hill, Stanmore, HA7 3DZ


A charming and spacious two-bedroom ground-floor apartment, perfectly positioned in a highly sought-after location, just a short walk from Stanmore's excellent shopping amenities and transport links.


Boasting high ceilings, elegant wood flooring throughout, and an abundance of natural light, this unique property seamlessly blends character with modern convenience. Thoughtfully maintained by the current owners, it retains many of its original period features while benefiting from a recent refurbishment, including a stylish new kitchen.

Ideal for professional sharers, this exceptional apartment offers flexible living in a prime location, just moments from the vibrant Stanmore High Street.

- Prime Location – Just a short walk to Stanmore High Street, shops, and excellent transport links
- Spacious & Flexible Living – Ideal for professionals or sharers.
- High Ceilings & Large Windows – Flooded with natural light throughout.
- Elegant Wood Flooring – Adds warmth and character to the space.
- Recently Refurbished – Freshly updated with a stylish new kitchen.
- Retains Original Features – Full of charm and period details.
- Well-Maintained – Lovingly cared for by the current owners.
- Sought-After Area – Located in a desirable and vibrant neighborhood.
- Available for Professional Tenants – Ready to move in!

**£1,800 Per Calendar Month**

| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs  |         |           |
| (92 plus) A  |         |           |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (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  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions  |         |           |
| (92 plus) A  |         |           |
| (81-91) B  |         |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |