

Uxbridge Road Stanmore



Available for the first time in over a decade, this exquisite first floor property is entered via a generously sized entrance hallway with a convenient cloak cupboard, leading gracefully into a spacious reception room which boasts an abundance of natural light, granted through French doors that open to a tranquil and private balcony. Adjacent to this is a separate fitted kitchen with tremendous storage, built-in appliances and room for a breakfast table.

The apartment features a large master bedroom suite, with thoughtfully fitted wardrobes and a large en-suite bathroom. There is an additional double bedroom, accompanied by a separate bathroom with an enclosed shower.

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB

The Channies boasts delightful landscaped communal grounds and is set behind imposing iron gates. The property also offers the luxury of allocated underground parking, accessible through secure gates beneath the block, along with ample above-ground parking for visitors.

Nestled in a prime position on Uxbridge Road, The Channies is situated just half a mile away from a plethora of shops, restaurants and cafes that grace the vibrant Stanmore Broadway.



Asking Price: £695,000 Share of Freehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB

Accommodation and Amenities:

Gated Development * Entrance Hall with Storage Cupboards * Reception Room with Double Doors Leading to Balcony * Kitchen/Breakfast Room * Master Bedroom with Fitted Wardrobes and En Suite Bathroom * Bedroom Two * Family Bathroom * Underground Gated Parking * Visitors' Parking * Lift in Block * Landscaped Communal Gardens

Our client advises the following:

- *Tenure: Share of Freehold*
- *Service Charge: £1811.08 paid 1st Feb and 1st Aug*
- *Council Tax Band: F*



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

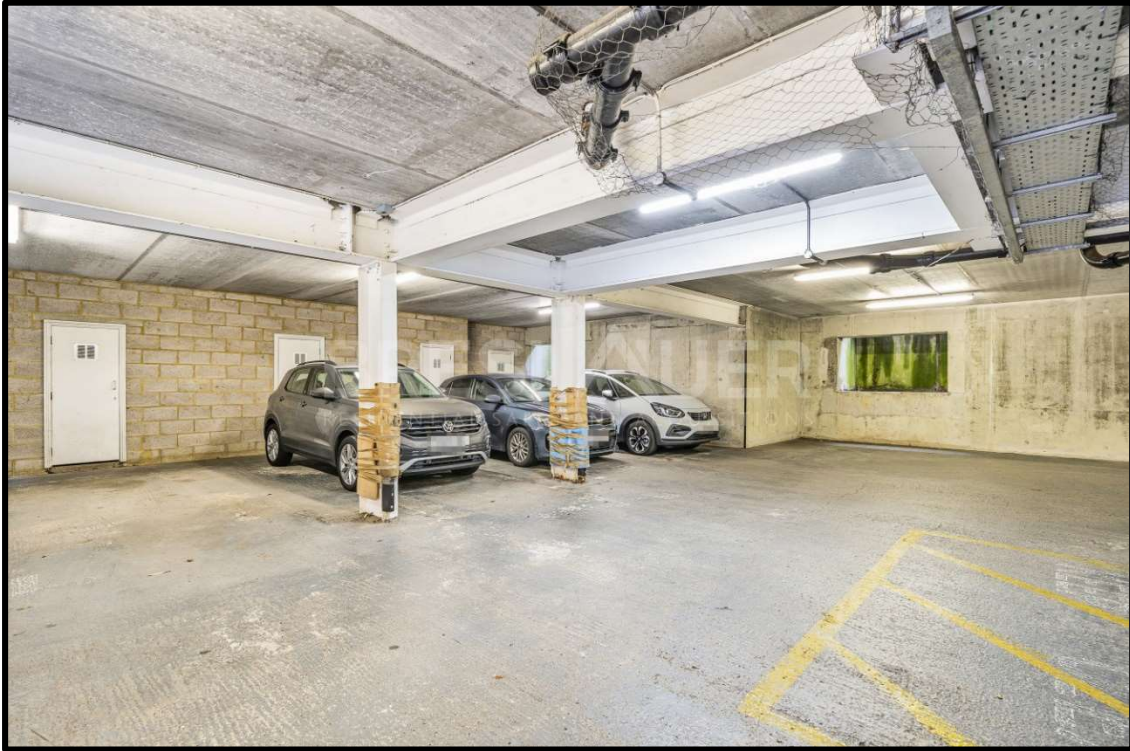
020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB



BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

020 8954 2200
sales@breslauer.co.uk
breslauer.co.uk

Buckingham House West
The Broadway
Stanmore HA7 4EB

