DAVID CHARLES

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ROYAL COURT, HOWARD WAY, STANMORE, HA7 1FS



OFFERS OVER….£475,000….LEASEHOLD

This bright and spacious two double bedroom, two bathroom fourth floor apartment (1033 sq.ft/96 sq.m) is set within this award winning Stanmore Place Development and is located within minutes' walk of Canons Park with its selection of restaurants, coffee houses, supermarkets and the Jubilee Line Tube Station. The accommodation comprises of a communal entrance by video entrance phone leading to a communal entrance hall with lift and stairs to the fourth floor, own front door leading to entrance hall with wooden flooring with cloak storage cupboard and 7'6ft utility cupboard, 24'6 x 20'4ft open plan reception room/kitchen, 17'2ft bedroom one with built-in wardrobes and luxury en-suite bathroom, 10'11ft double bedroom two, luxury fitted family shower room. Outside there are communal gardens, onsite gym, and a children's playground. The property benefits from open views across London and Wembley Stadium, a 24 hour concierge and secure allocated parking space.










Bench





COUNCIL TAX

London Borough of Harrow - Band D - £2,511.07

LEASE & SERVICE CHARGE

Lease - 981 years

Service Charge - £3,000 per annum (including building insurance, gym, 24/7 concierge and maintenance of communal gardens and water features)

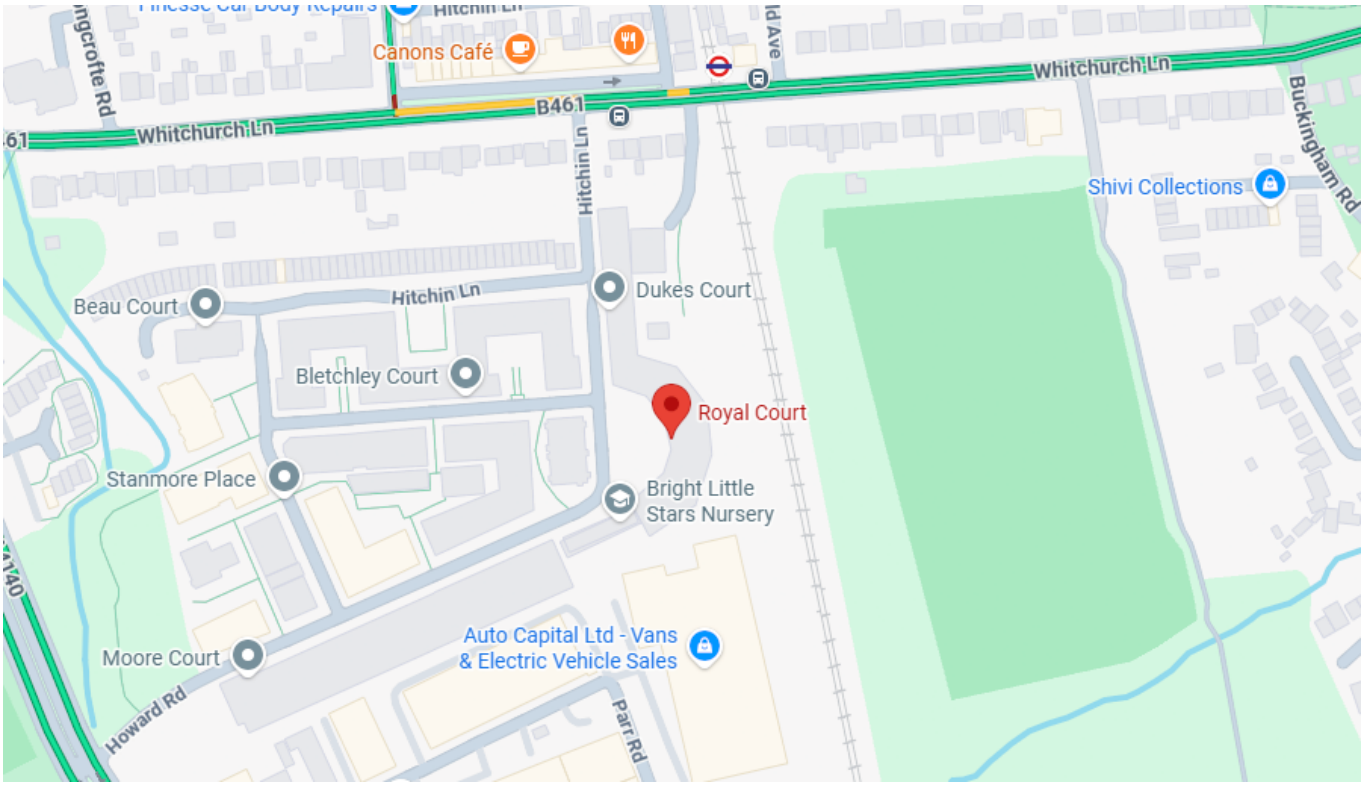
Ground Rent - £750 per annum

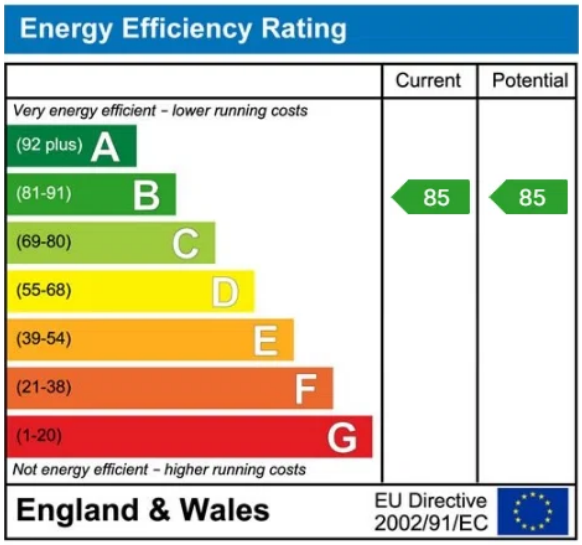
LOCAL SCHOOLS

Woodlands School - 0.3 miles
Camrose Primary & Nursery - 0.34 miles
Avanti House School - 0.42 miles
Canons High School - 0.55 miles

LOCAL TRANSPORT

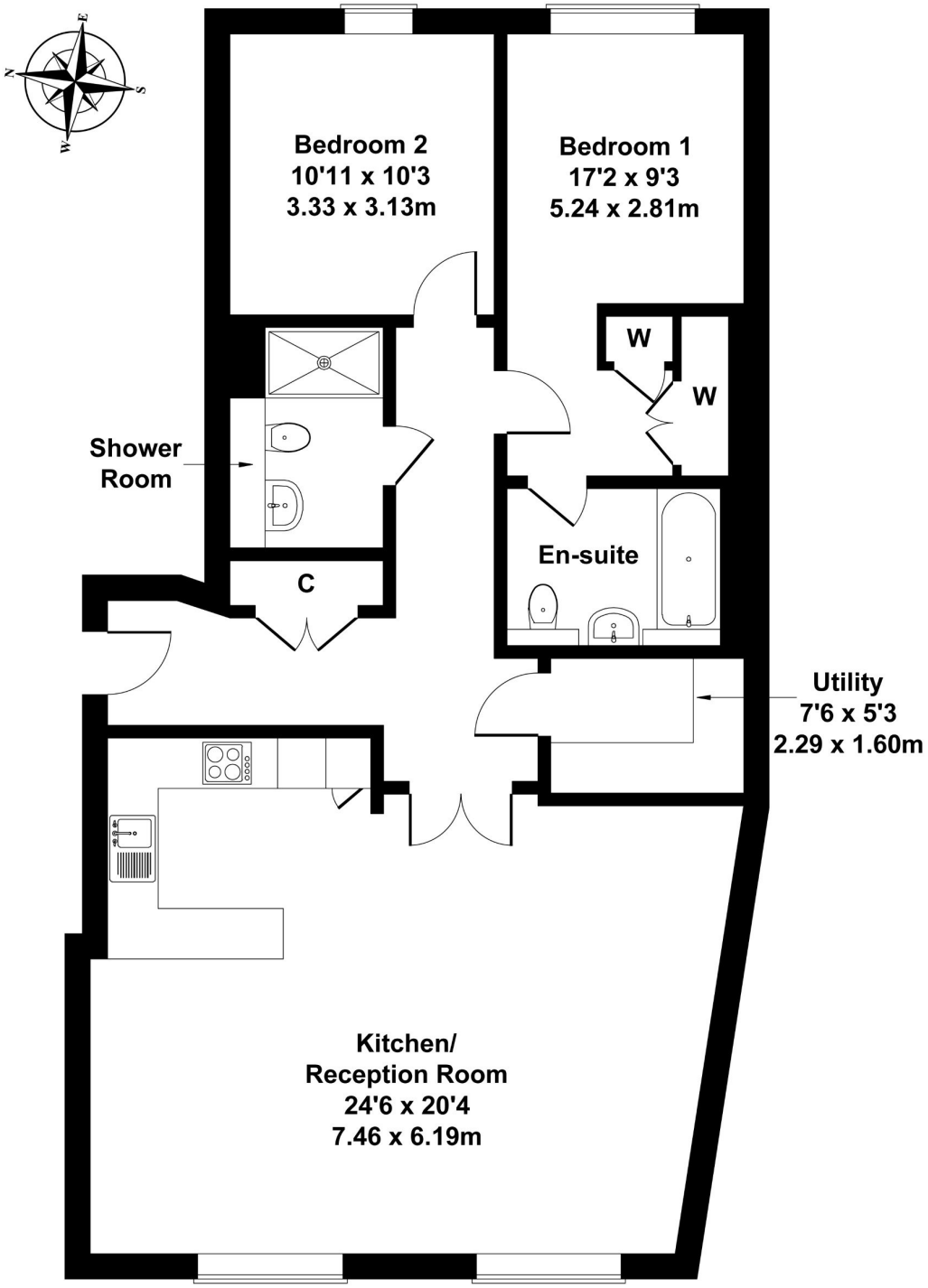
Canons Park Station (Jubilee Line) - 0.1 miles


Canons Café
Whitchurch Ln
B461
Whitchurch Ln
Hitchin Ln
Buckingham Rd
Shivi Collections
Beau Court
Hitchin Ln
Dukes Court
Bletchley Court
Royal Court
Stanmore Place
Bright Little
Stars Nursery
Moore Court
Auto Capital Ltd - Vans
& Electric Vehicle Sales
Howard Rd
Parr Rd


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
85
85
England & Wales
EU Directive
2002/91/EC

Royal Court

Approximate Gross Internal Area
1033 sq ft - 96 sq m



FOURTH FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.