



BURLINGTON
— ESTATE AGENTS —



Arthur Court Letchworth Road

Stanmore, HA7 1GA

Asking price £450,000

Forming part of a landlord portfolio and being Sold with no onward chain, this exceptional two double bedroom ground floor luxury apartment benefits from private allocated parking and is set within a premier position on this highly sought-after development, offering convenient access to Canons Park Underground Station.

Internally, the property features a bright and spacious open-plan living area, seamlessly flowing into a fully integrated bespoke kitchen finished with high-gloss units and quartz worktops. Both the living area and principal bedroom enjoy direct access to a full-width private terrace, creating an excellent space for both relaxation and entertaining.

The principal bedroom further benefits from a range of fitted wardrobes and a stylish modern en-suite shower room. The second bedroom is also a generous double, complemented by a contemporary family bathroom.

Additional features include gas central heating, a video entry phone system, wood flooring, and a recently redecorated neutral interior throughout.

Residents of this exclusive development also enjoy access to excellent on-site facilities, including a gymnasium, 24-hour concierge service, extensive communal grounds, landscaped open spaces and water features, as well as children's play areas.

This is a superb apartment and an early viewing is highly recommended.

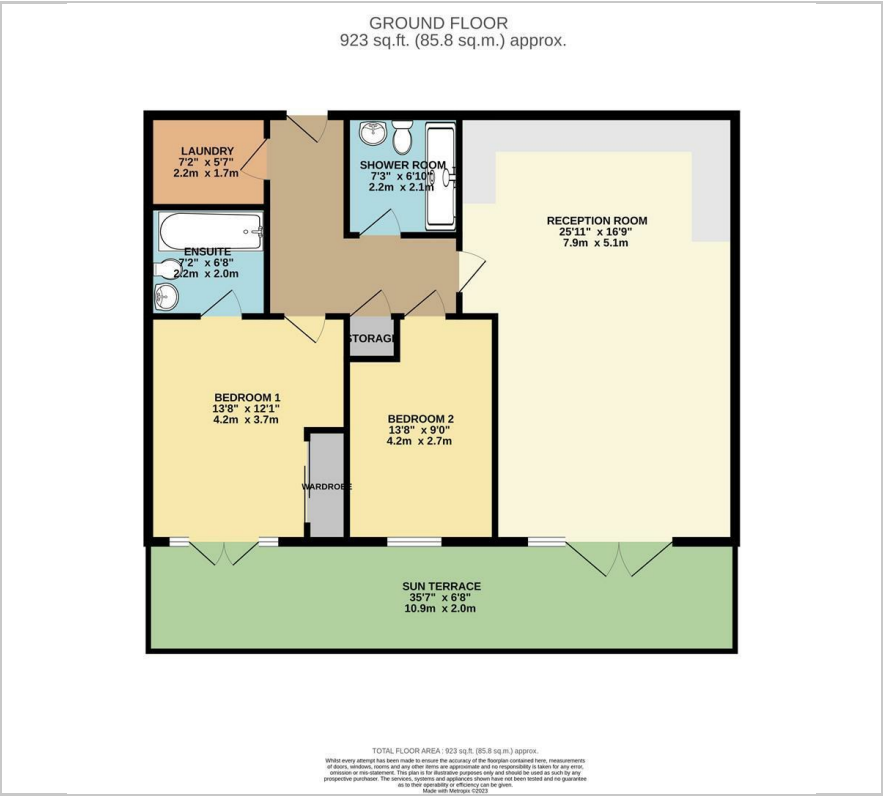
- Vacant - sold with no onward chain
- Ground floor luxury apartment
- Large lounge with wood flooring and direct terrace access
- High specification fully integrated open plan kitchen
- Master bedroom with terrace access & fitted wardrobes
- Bespoke en-suite shower room
- 2nd double bedroom
- 2nd family bathroom suite
- Private allocated parking
- Easy access to Cannon Park tube station

Viewing

Please contact our Burlington Estate Agents Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



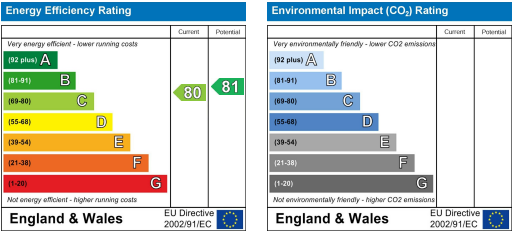
Floor Plan



Area Map



Energy Efficiency Graph



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