



## Marsh Lane

London

£575,000

A ground floor, three bedroom, two bathroom flat available in excellent condition with Davidson Frost-Wellings.

The flat has an extremely large reception room with double aspect and sliding doors leading to a private patio. There is also a separate modern kitchen with integrated appliances. Share of freehold is available for purchase.

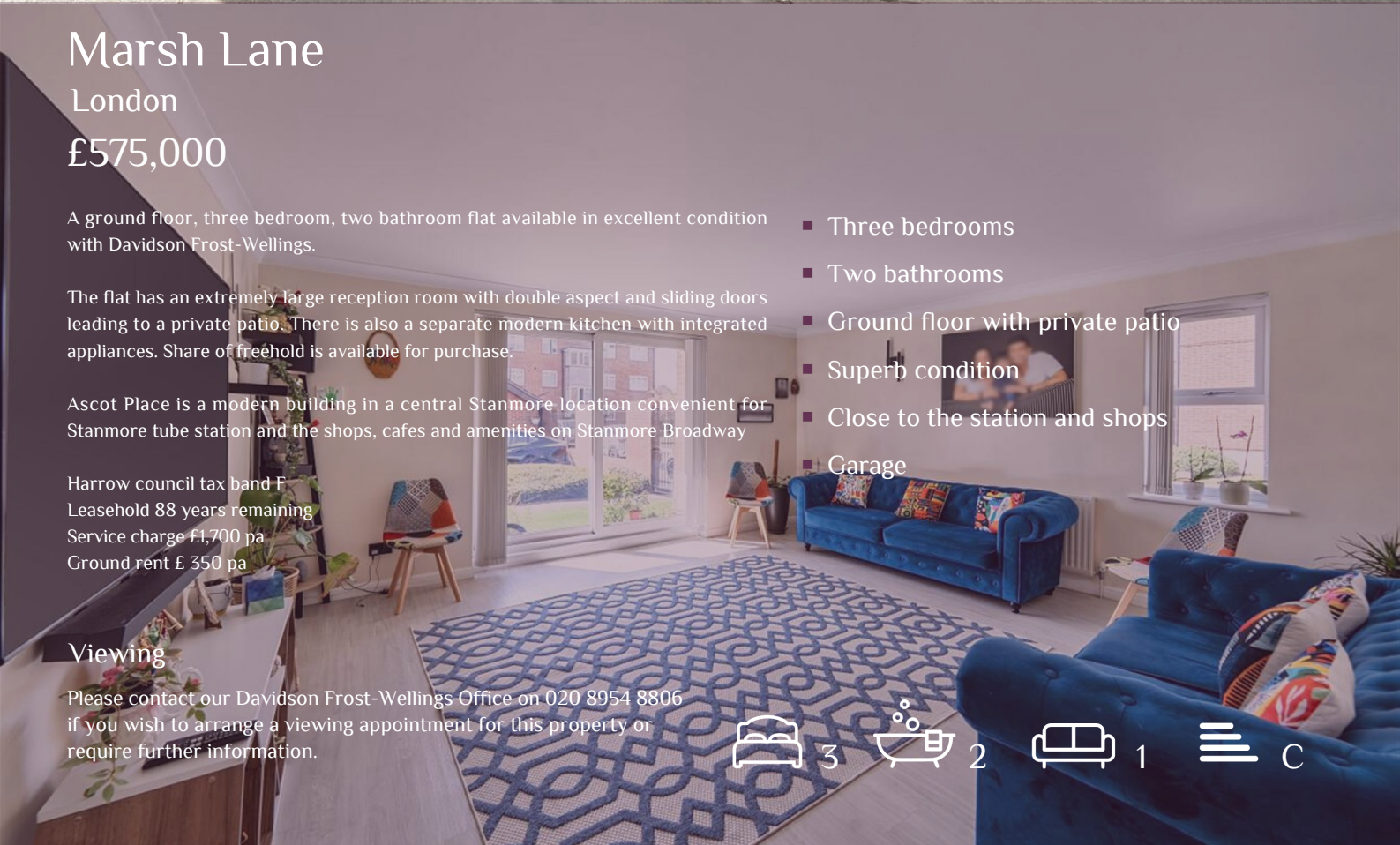
Ascot Place is a modern building in a central Stanmore location convenient for Stanmore tube station and the shops, cafes and amenities on Stanmore Broadway

Harrow council tax band F  
Leasehold 88 years remaining  
Service charge £1,700 pa  
Ground rent £ 350 pa

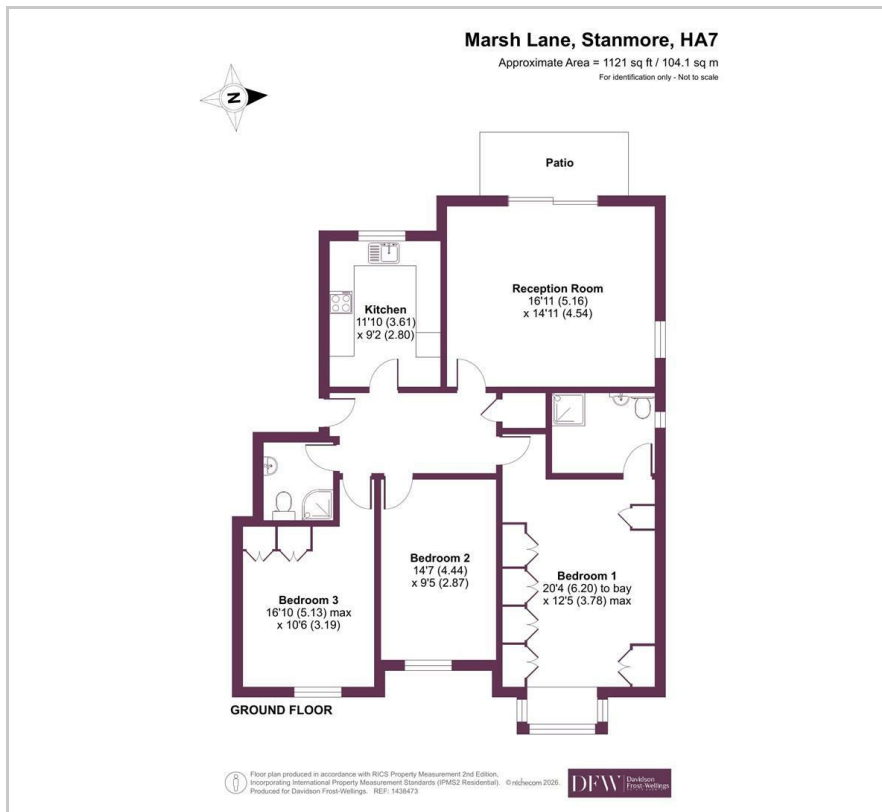
- Three bedrooms
- Two bathrooms
- Ground floor with private patio
- Superb condition
- Close to the station and shops
- Garage

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.




# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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