



## Letchworth Road

Stanmore

£625,000

A three bedroom, first floor flat available with Davidson Frost-Wellings with no onward chain.

The flat has a large open plan kitchen/reception room leading to a private balcony. There are three double bedrooms including the master bedroom with built-in wardrobes and a generous Ensuite bathroom, plus an additional family bathroom and lots of built-in storage off the hallway.

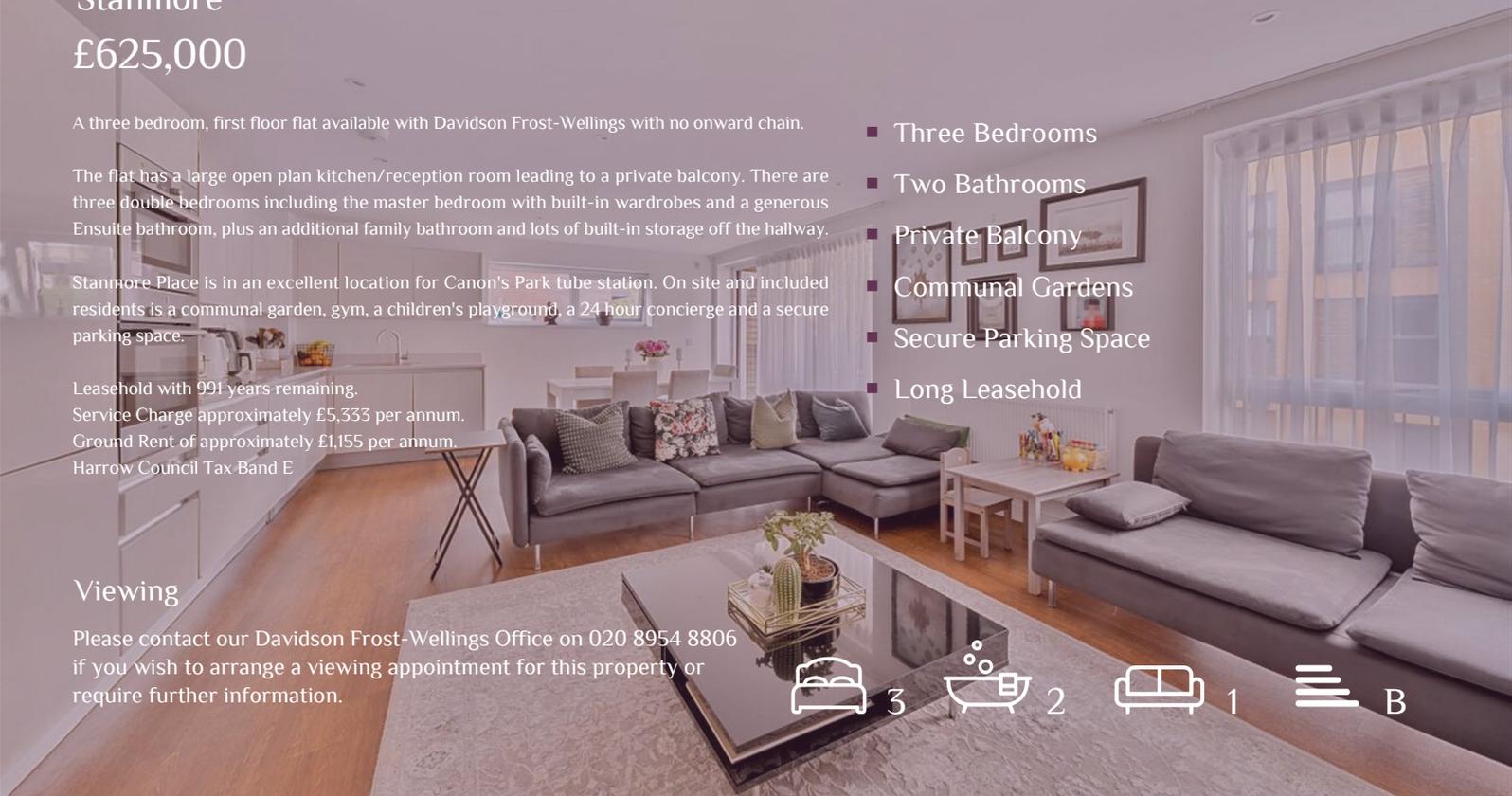
Stanmore Place is in an excellent location for Canon's Park tube station. On site and included residents is a communal garden, gym, a children's playground, a 24 hour concierge and a secure parking space.

Leasehold with 991 years remaining.  
 Service Charge approximately £5,333 per annum.  
 Ground Rent of approximately £1,155 per annum.  
 Harrow Council Tax Band E

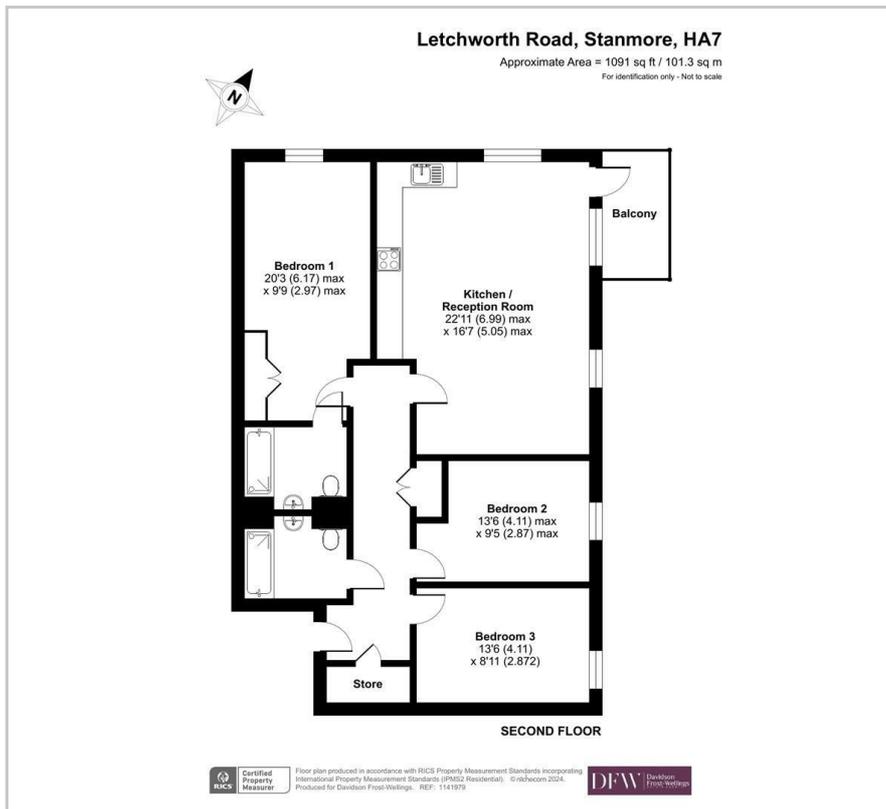
- Three Bedrooms
- Two Bathrooms
- Private Balcony
- Communal Gardens
- Secure Parking Space
- Long Leasehold

### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.