



Oak Lodge Close

Stanmore

£540,000

A large newly refurbished two bedroom flat available chain free with Davidson Frost-Wellings.

On the third floor (with lift) of a prestigious, purpose-built, block in Stanmore. The flat has a large reception room with doors leading to a private balcony, a separate kitchen, large master bedroom with built-in wardrobes, an additional double bedroom with en suite bathroom, a family bathroom, hallway and lots of built in storage.

Oak Lodge Close is in a central Stanmore location, close to the shops, cafes and amenities of Stanmore Broadway and Stanmore tube station. The flat comes with a private garage and the building is served by a daytime porter, a video entry phone system, a lift servicing all levels and attractive communal gardens.

Share of freehold with 940 years remaining on the lease.
Service Charge of approximately £4700 per annum.
Ground Rent Nil.
Harrow Council Tax Band G.

- Two bedrooms
- Two bathrooms
- Private balcony
- Prestigious block
- Garage
- Share of freehold

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.



2



2

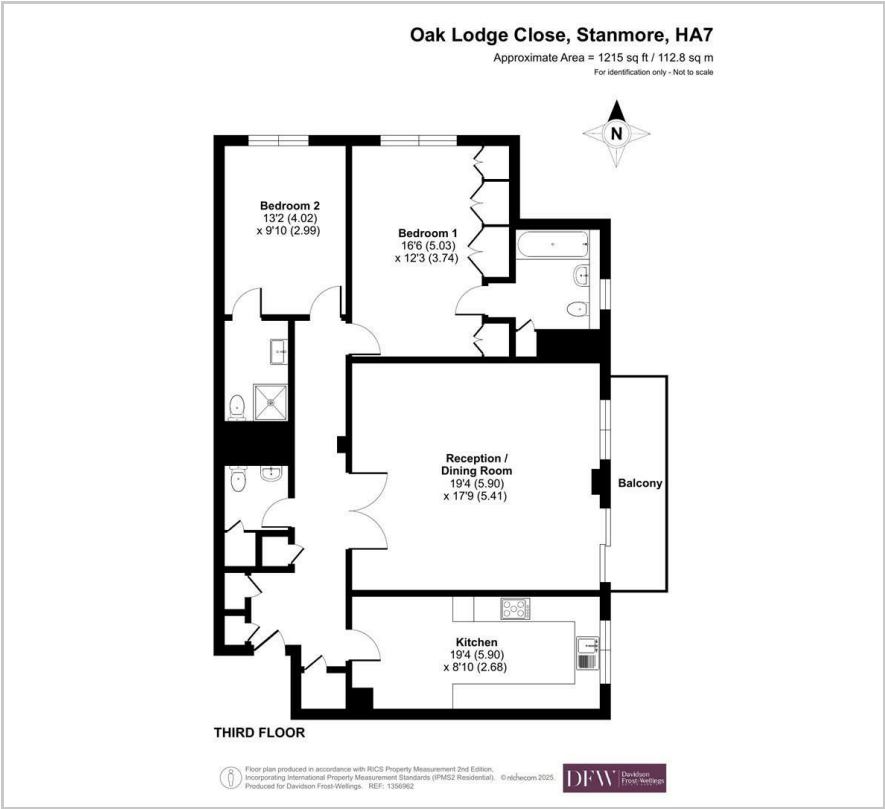


1



C

Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.