



Nouveau Apartments

Stanmore

£475,000

A two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

In a new Griggs development and in excellent condition having never been lived in. The flat has a spacious open-plan kitchen and living room, with floor-to-ceiling sliding doors leading to a Juliette balcony. The master bedroom has built-in wardrobes and an ensuite shower room. In addition there is a second double bedroom, family bathroom and built-in storage.

The flat is on the top (second) floor with a lift. There is an allocated, gated parking space with multiple visitor bays available.

Leasehold of 150 years from 2022.

Ground Rent nil.

Service Charge of £1600 per annum.

Harrow Council Tax Band C.

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.

- Two bedrooms
- Two bathrooms
- Top floor (with lift)
- Gated parking
- Chain free
- New build



2



2

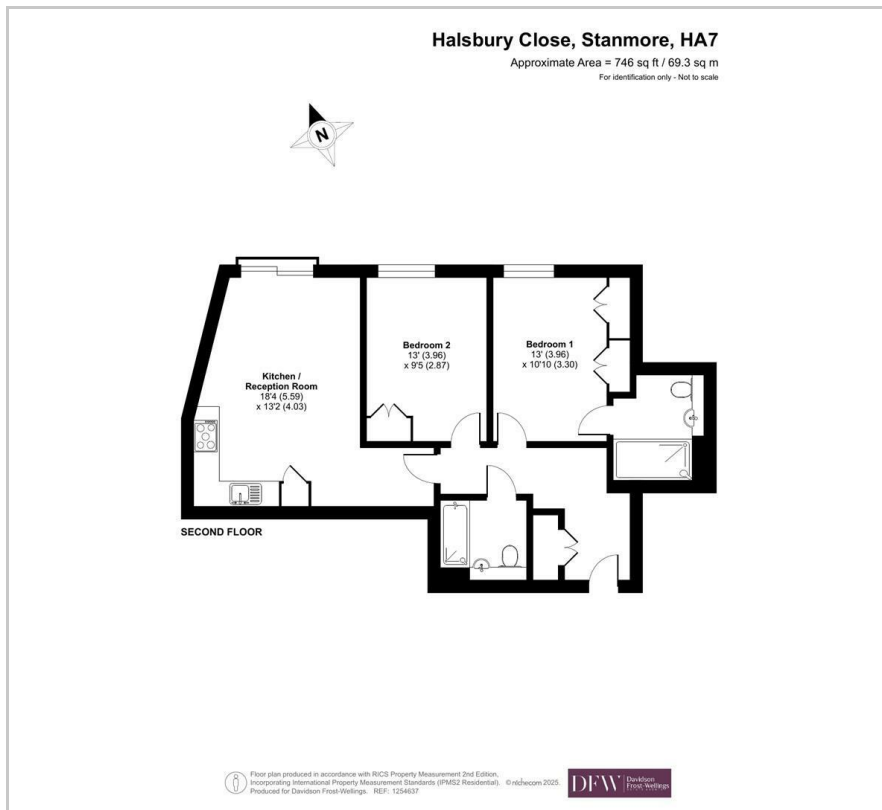


1



B

Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	



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