

The Channies, Uxbridge Road, Stanmore, HA7
Offers In Excess Of £1,050,000



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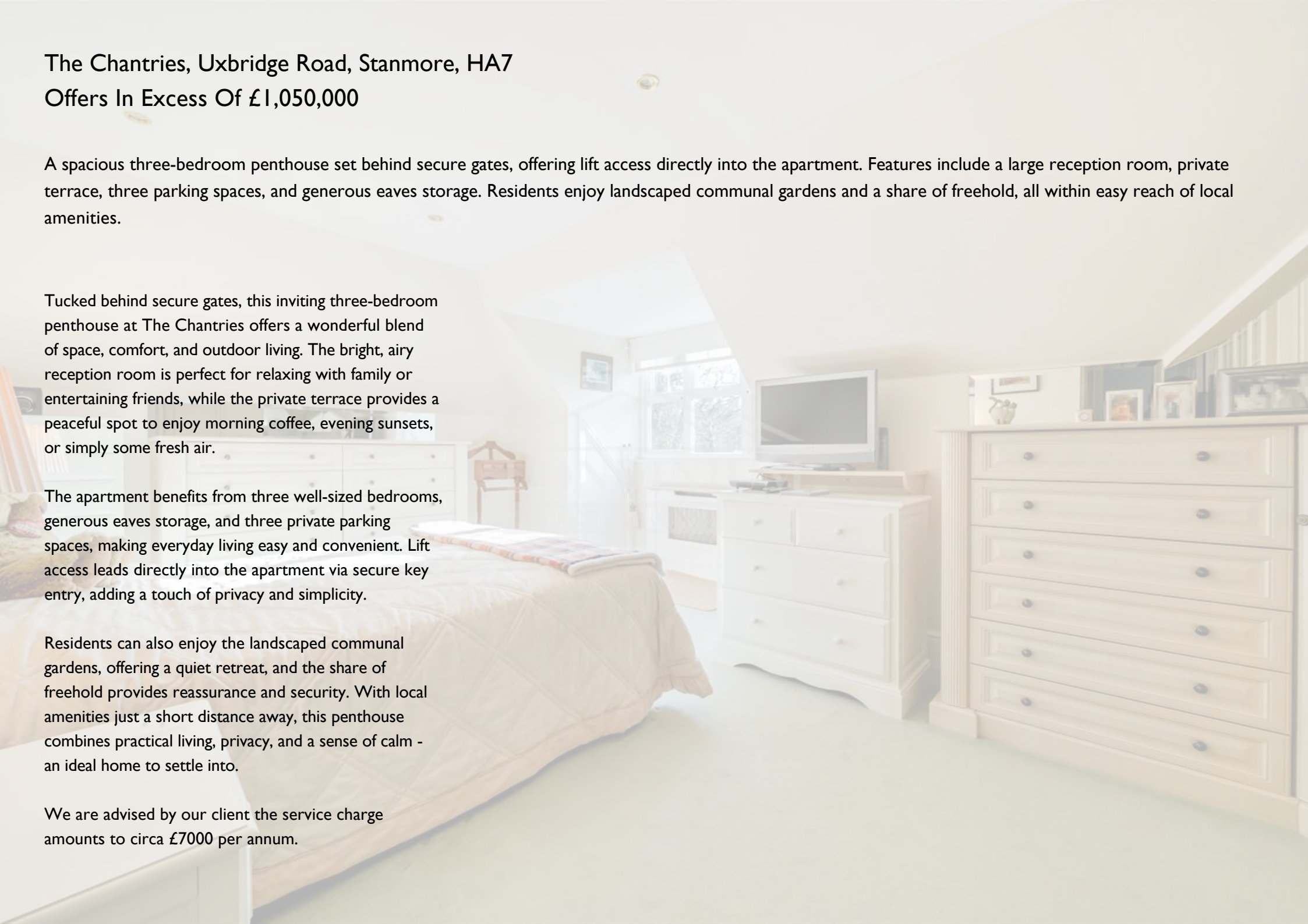
A spacious three-bedroom penthouse set behind secure gates, offering lift access directly into the apartment. Features include a large reception room, private terrace, three parking spaces, and generous eaves storage. Residents enjoy landscaped communal gardens and a share of freehold, all within easy reach of local amenities.

Tucked behind secure gates, this inviting three-bedroom penthouse at The Channies offers a wonderful blend of space, comfort, and outdoor living. The bright, airy reception room is perfect for relaxing with family or entertaining friends, while the private terrace provides a peaceful spot to enjoy morning coffee, evening sunsets, or simply some fresh air.

The apartment benefits from three well-sized bedrooms, generous eaves storage, and three private parking spaces, making everyday living easy and convenient. Lift access leads directly into the apartment via secure key entry, adding a touch of privacy and simplicity.

Residents can also enjoy the landscaped communal gardens, offering a quiet retreat, and the share of freehold provides reassurance and security. With local amenities just a short distance away, this penthouse combines practical living, privacy, and a sense of calm - an ideal home to settle into.

We are advised by our client the service charge amounts to circa £7000 per annum.





Uxbridge Road, Stanmore, HA7

Approximate Area = 1953 sq ft / 181.4 sq m (Excludes Lift)

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Total = 2059 sq ft / 191.2 sq m

For identification only - Not to scale

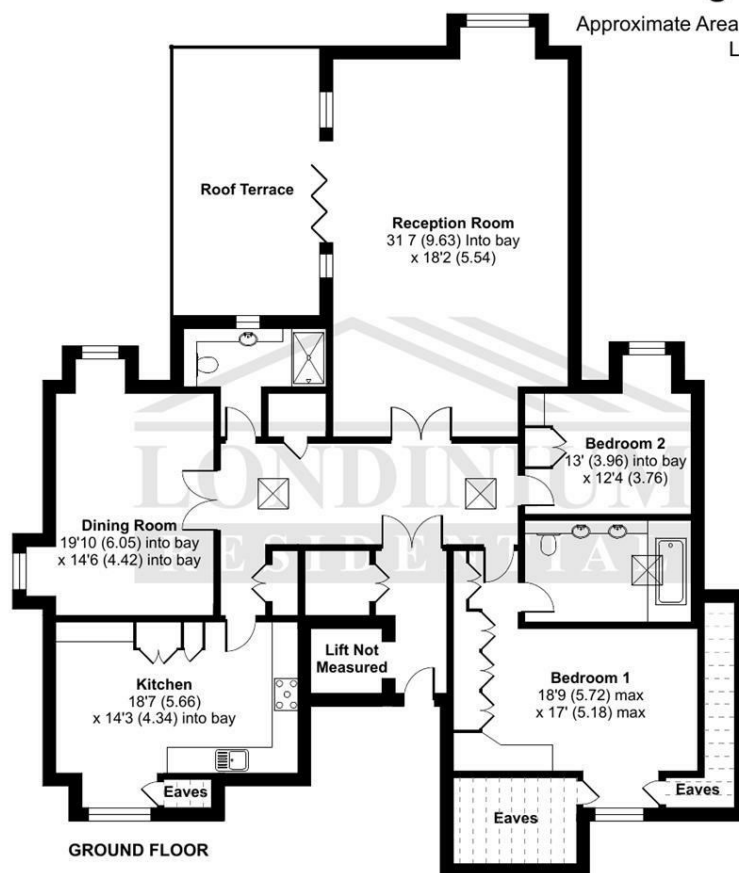
Denotes restricted
head height

Common Road, Stanmore, HA7 3HX

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Londinium Residential. REF: 1418621

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	81
(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	