



## Lancaster House

Stanmore

£635,000

A top floor, two bedroom flat available chain free in an excellent Stanmore location.

The flat has a spacious hallway which emerges into a large dining and reception room with fitted storage, attractive views and a private balcony. The dine-in kitchen is modern, fully fitted, in excellent condition and accessed via sweeping double doors from the reception area.

The two bedrooms both have ensuite bathrooms and the master has built-in wardrobes. The flat further benefits from a separate WC as well as access to a large loft space offering excellent storage.

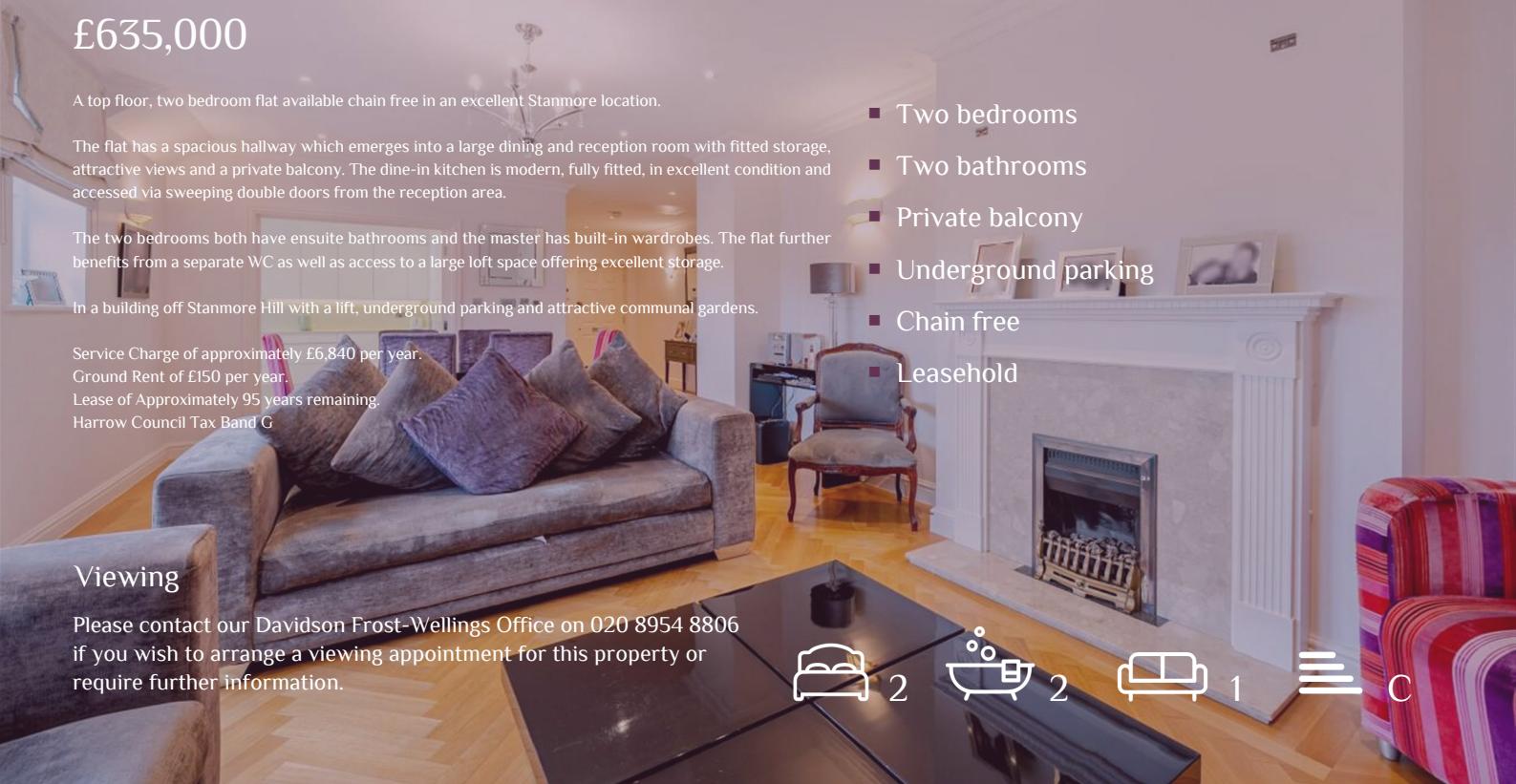
In a building off Stanmore Hill with a lift, underground parking and attractive communal gardens.

Service Charge of approximately £6,840 per year.  
Ground Rent of £150 per year.  
Lease of Approximately 95 years remaining.  
Harrow Council Tax Band G

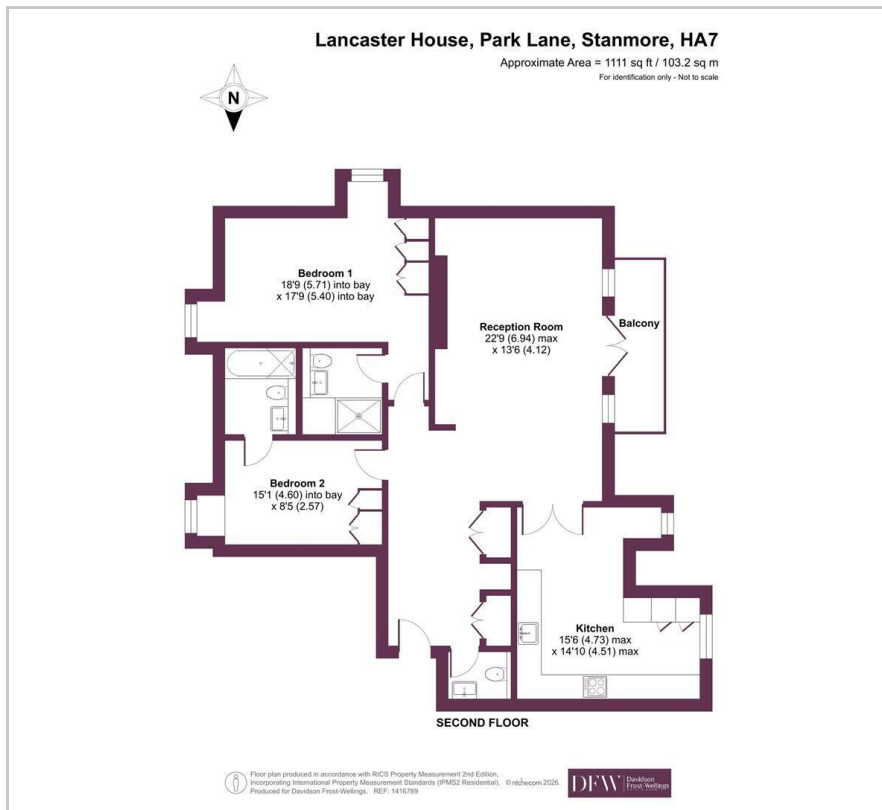
- Two bedrooms
- Two bathrooms
- Private balcony
- Underground parking
- Chain free
- Leasehold

### Viewing

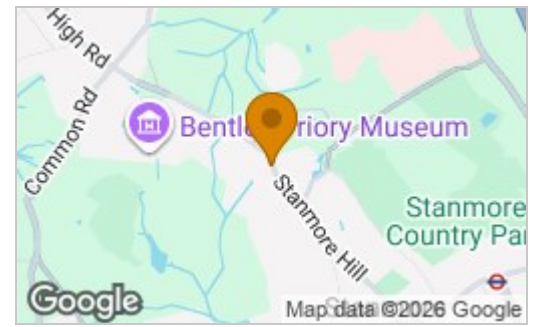
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

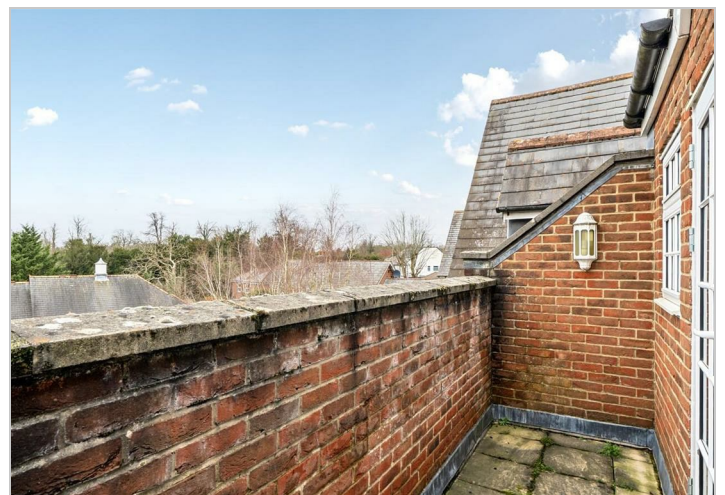
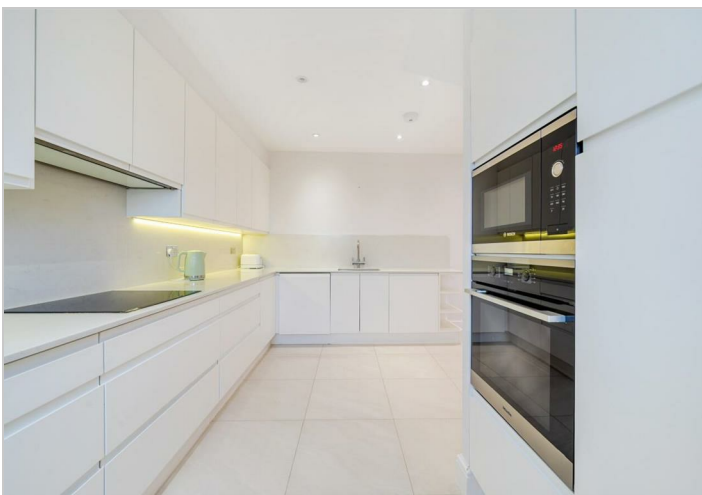


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(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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