



## Stanmore Place

Stanmore

£500,000

A three bedroom, two bathroom flat available chain free in Stanmore Place with Davidson Frost-Wellings.

On the first floor of a modern building, with a bright, dual aspect, open plan kitchen/reception room with views of the fountains, and a spacious master bedroom with ensuite bathroom and built-in wardrobes. There are also two further double bedrooms, a family bathroom, a large utilities cupboard with washing machine and tumble dryer, plus a coat cupboard.

Stanmore Place is in an excellent location for Canon's Park tube station. On site is a gym, a children's playground, security and a 24 hour concierge. The flat also has an allocated car parking space in the secure on-site car park.

Leasehold of 999 years from 1st January 2009.

Ground Rent of approximately £756 per year.

Service Charge of approximately £4000 per year.

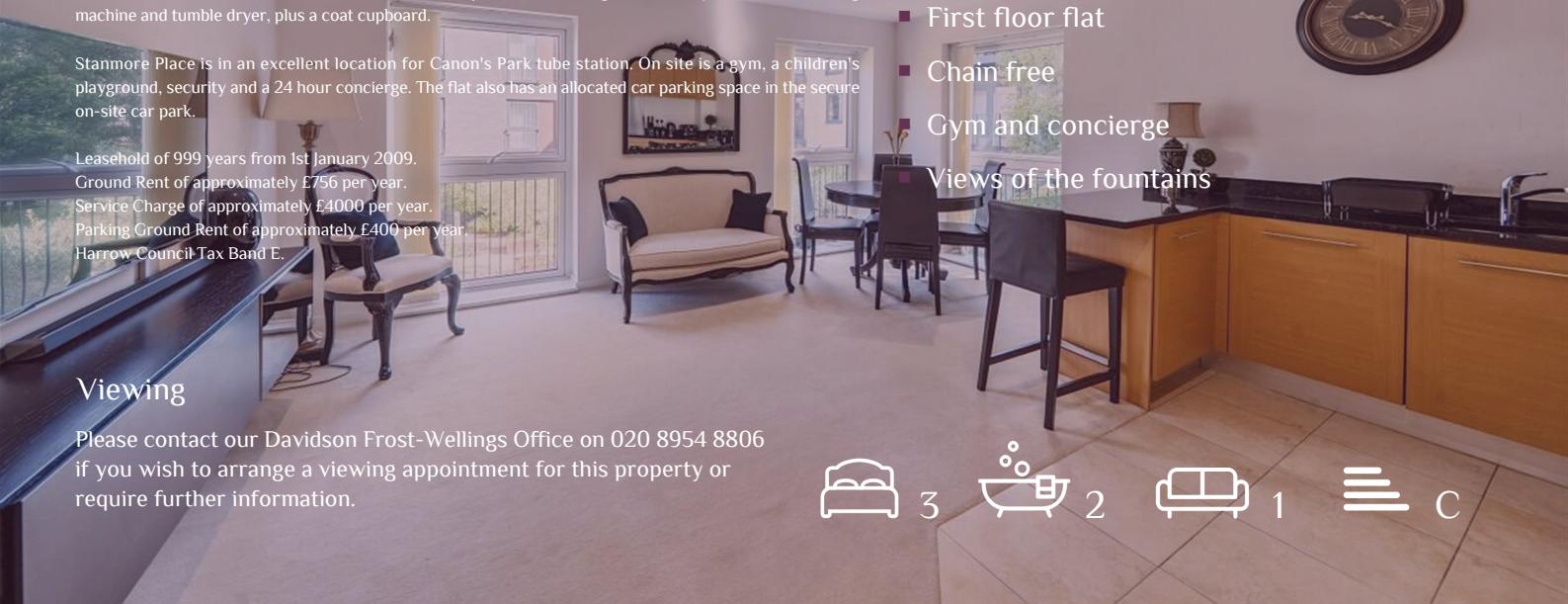
Parking Ground Rent of approximately £400 per year.

Harrow Council Tax Band E.

### 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.

- Three bedrooms
- Two bathrooms
- First floor flat
- Chain free
- Gym and concierge
- Views of the fountains



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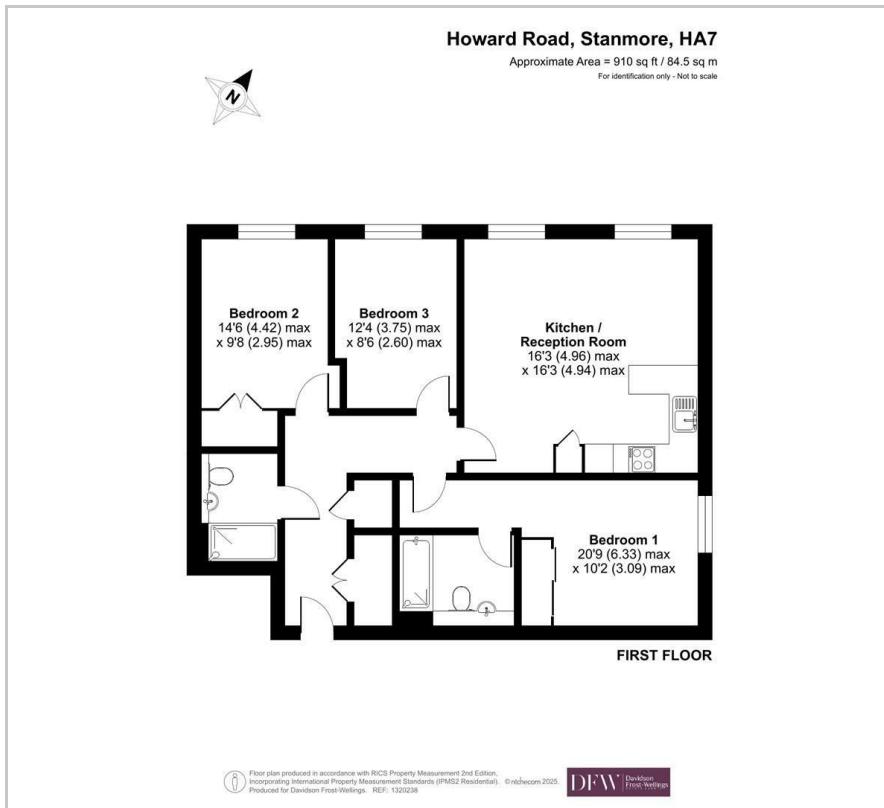


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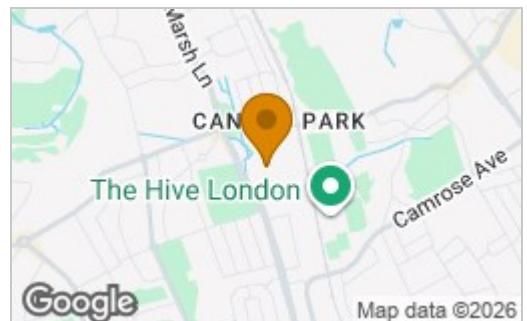


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## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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