



## Unwin Way Stanmore Offers over £550,000

Davidson Frost-Wellings are pleased to present this three bedroom, Two bathroom first floor flat in Attlee Court.

This flat has two balconies facing the water features and has a lovely open plan kitchen with lots of natural light throughout the flat.

Stanmore Place is in an excellent location for Canon's Park tube station. On site and included residents is a communal garden, gym, a children's playground and a 24 hour concierge.

Harrow council tax band E  
Service charge £5,501 pa  
Ground rent £1,155 pa  
Leasehold 986 Years remaining

### 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
- Two balconies
- Allocated parking space
- Superb condition
- Chain free

# Floor Plan



# Area Map



## Energy Efficiency Rating

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



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