



## Brockley Hill

Stanmore

£739,950

A three double bedroom flat available in excellent condition in a popular block in Stanmore.

The flat has a large reception room with bay windowed dining area and a balcony overlooking the immaculate communal gardens. The eat-in kitchen is well equipped and has a utility room coming off it. The master bedroom is overlooking the communal gardens with another balcony, en suite bathroom and built in wardrobes. The second bedroom also has an ensuite bathroom, there is also a third bedroom currently used as a study and a family shower room.

The flat has a spacious hallway with built in storage, two gated, allocated parking spaces (one of which is under ground) and incredible communal gardens. Windows in the front of the building have been triple glazed ensuring the flat is warm and quiet.

Share of Freehold with an underlying lease of approximately 996 years.

Service Charges of approximately £5,400.

Ground Rent nil.

Harrow Council Tax Band F.

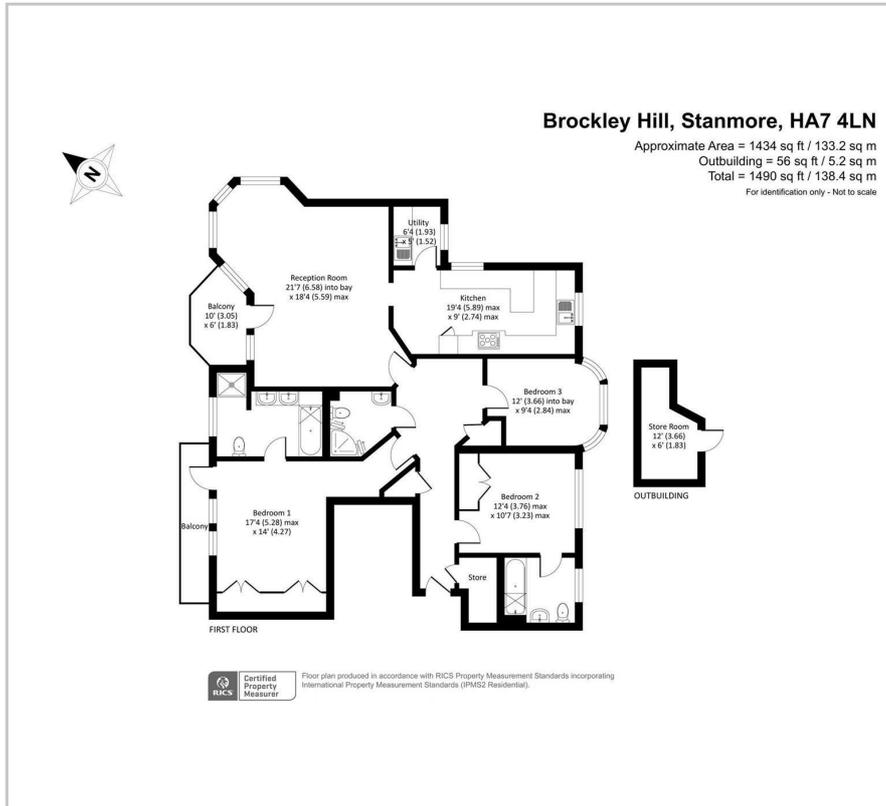
### Viewing

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
- Three Bathrooms
- Two Balconies
- Immaculate Communal Gardens
- Two Parking Spaces
- Share Of Freehold



# 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>	<b>79</b>	<b>81</b>
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.