



## Goodhall Close

Stanmore

£680,000

A four bedroom split-level flat available with Davidson Frost-Wellings on a quiet residential road forming part of the Stanmore Park estate.

Currently forming part of a larger house, this is an excellent opportunity to purchase a newly-refurbished flat forming the upper two floors of a modern building.

The property will be completed to a high standard to specifications to be agreed upon between a new buyer and seller. Current plans include an open plan kitchen / living room, with two double bedrooms and a family bathroom on the first floor. On the top floor will be a master bedroom with ensuite bathroom and built-in wardrobes as well as another double bedroom with ensuite bathroom.

There is also an option to include a rear South facing garden.

Harrow Council tax band TBC.

New leasehold with share of freehold upon completion.

Ground rent and service charges nil.

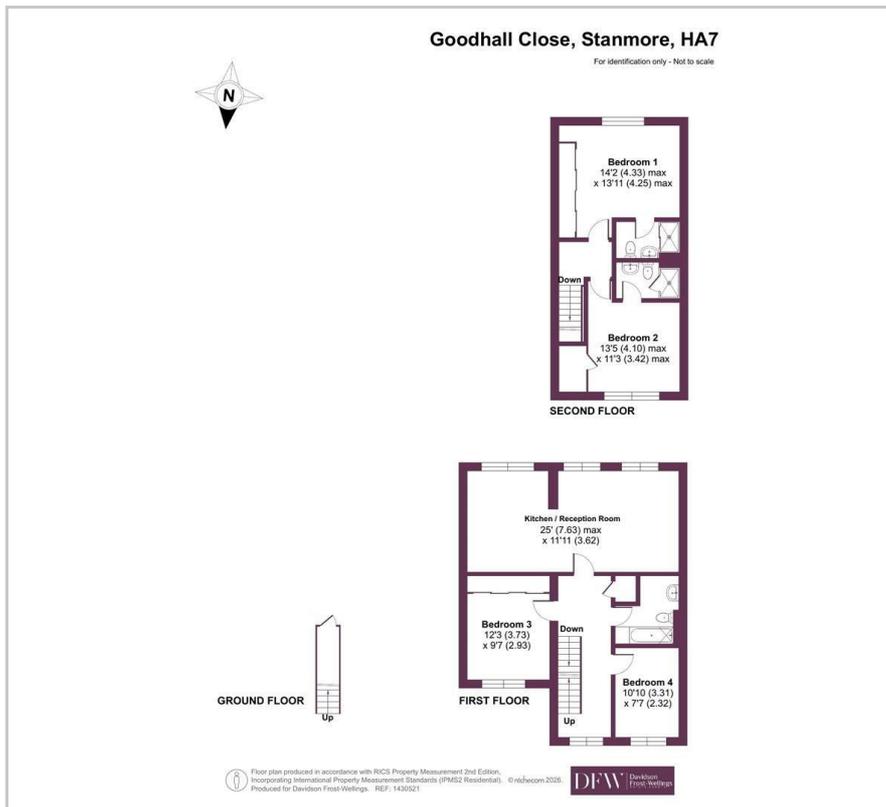
- Four bedrooms
- Three bathrooms
- Duplex flat
- Quiet location
- New kitchen
- Share of freehold

### Viewing

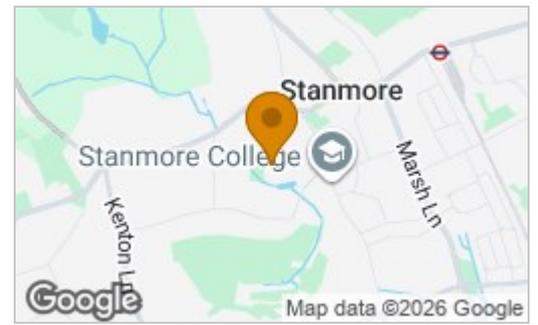
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# 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>	77	80
(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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