



Lancaster House

Stanmore

Offers in excess of £599,999

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

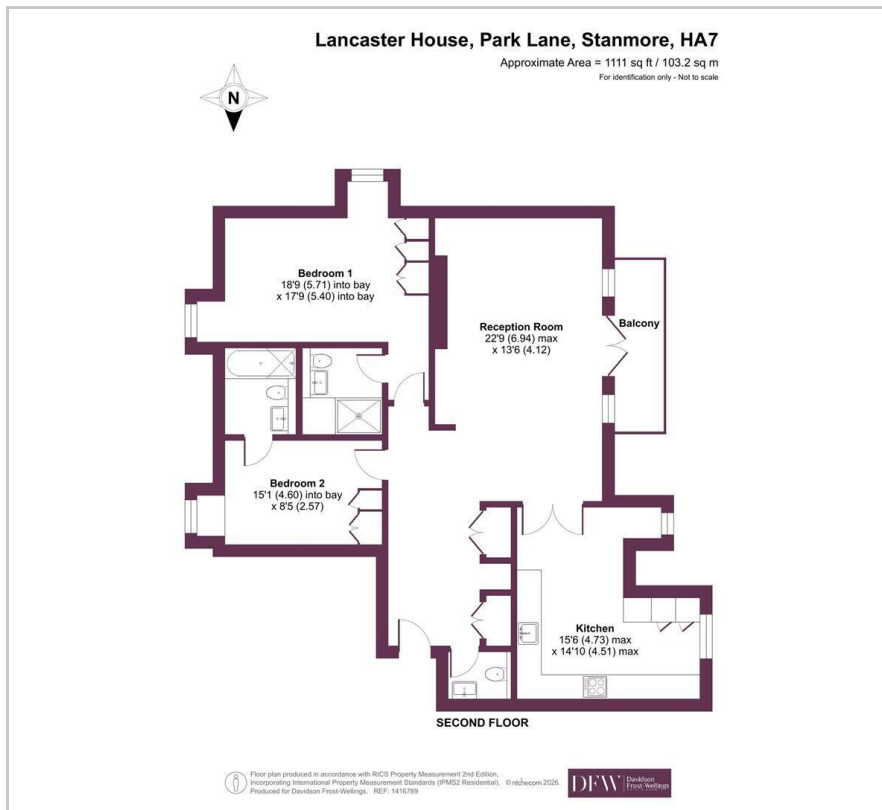
- Two bedrooms
- Two bathrooms
- Private balcony
- Underground parking
- Chain free
- Leasehold

Viewing

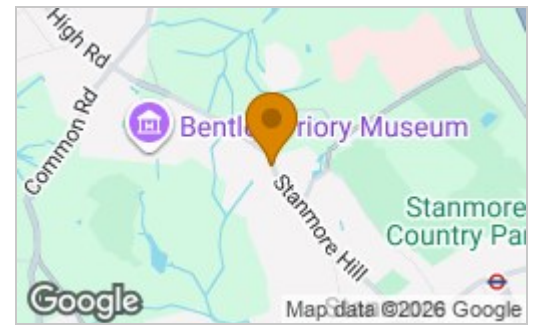
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

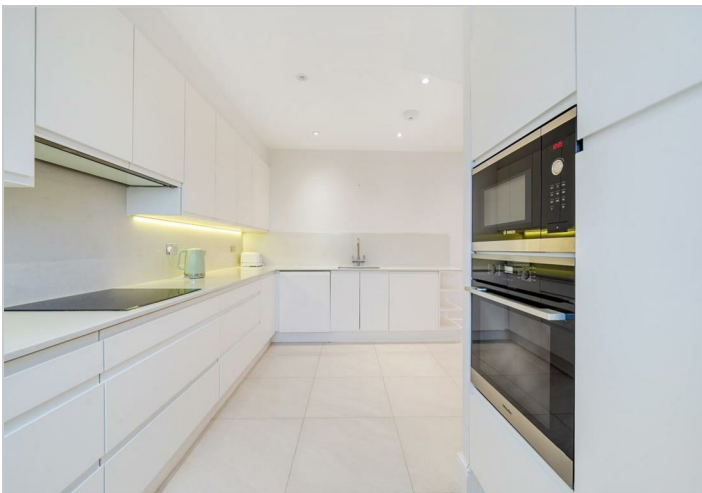


Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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