



Howard Road

Stanmore

£510,000

A two/three bedroom flat available in excellent condition in the ever popular Stanmore Place.

The flat is on the second floor and comprises a large, open-plan kitchen with a separate study/TV room or third bedroom. The master bedroom has a dressing area and a large ensuite bathroom. There is a further double bedroom and a family bathroom.

The flat is in a modern building with a lift, has a private balcony, communal gardens and allocated secure parking.

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.

Leasehold with approximately 991 years remaining.
Service charge of approximately £4400 per annum.
Ground Rent of approximately £85 per month.
Harrow Council Tax Band D.

- Three Bedrooms
- Two Bathrooms
- Secure Parking
- Concierge
- Balcony and Lift
- Long Leasehold

Viewing

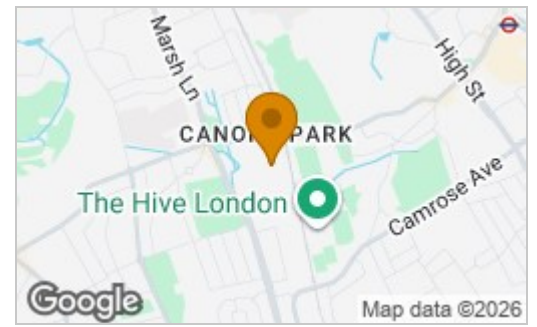
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

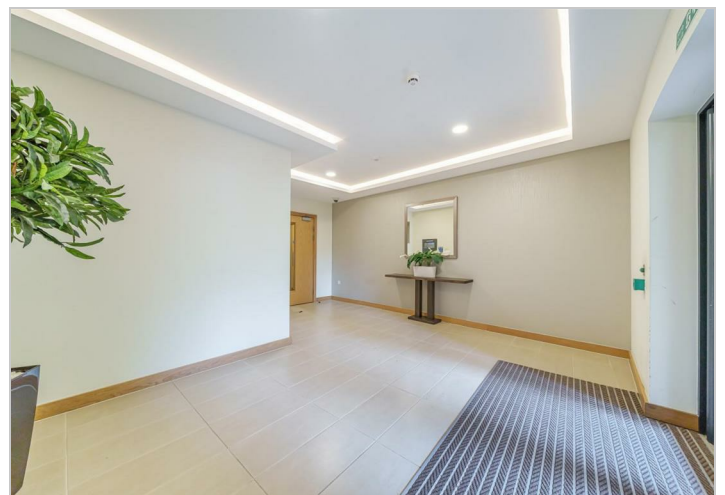


Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: info@df-w.co.uk Website: www.df-w.co.uk