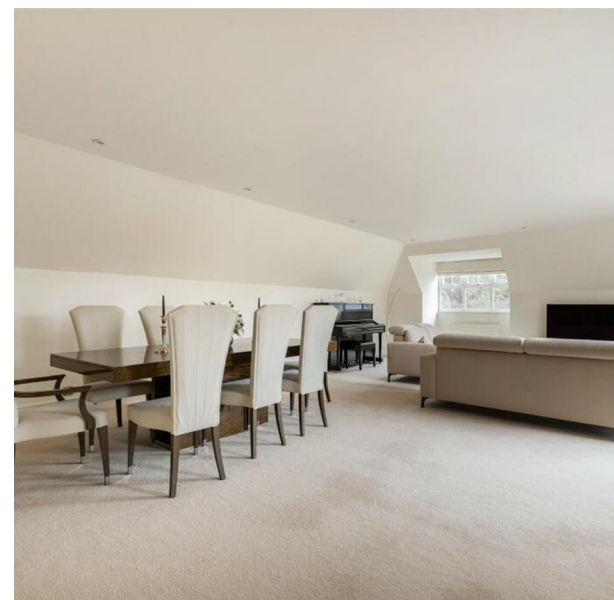


The Chantries, 7 Uxbridge Road, Stanmore, HA7 3LG  
£1,295,000



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Council Tax Band: H

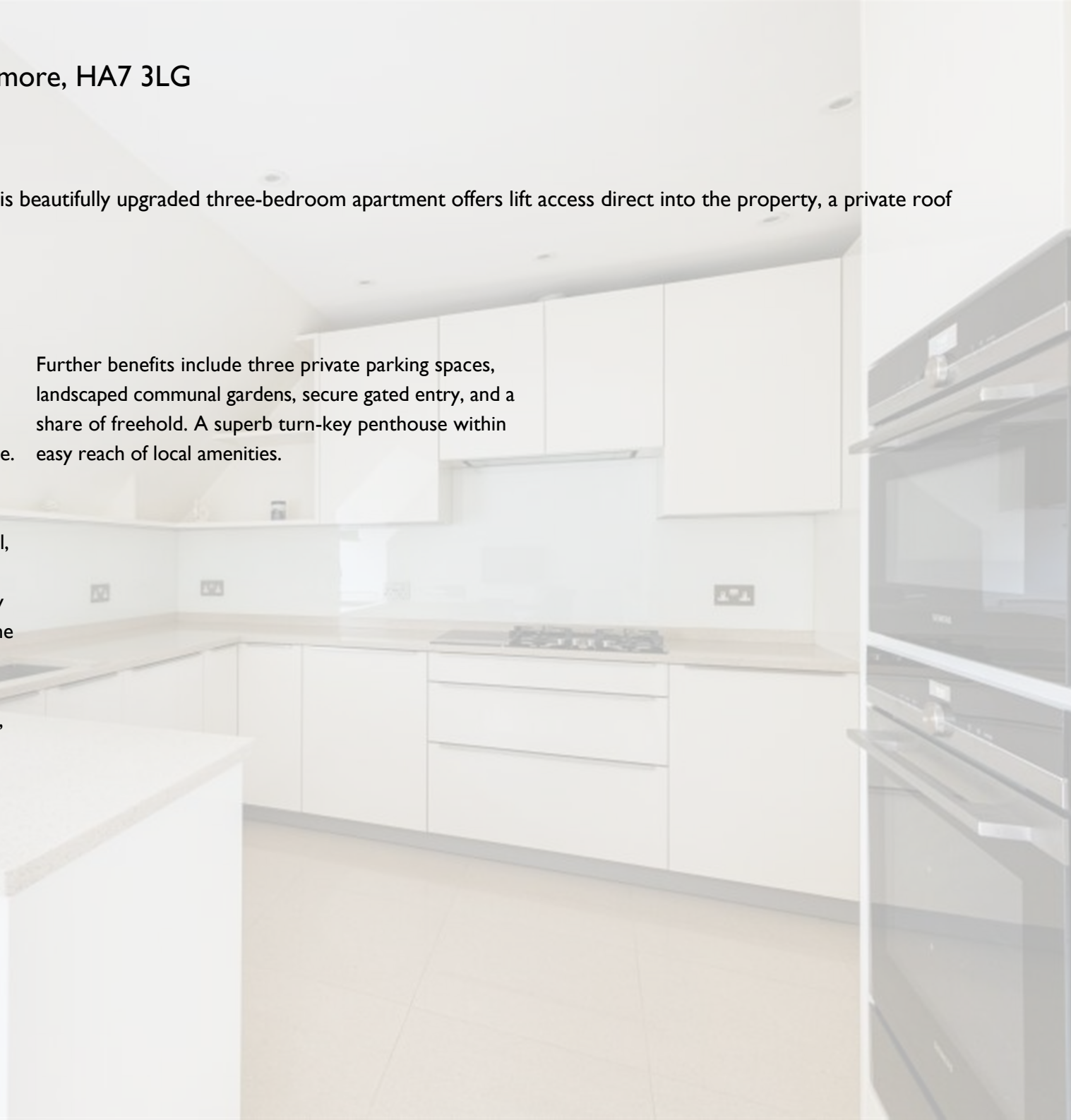
Turn-key penthouse living behind secure gates – this beautifully upgraded three-bedroom apartment offers lift access direct into the property, a private roof terrace and high-spec finishes throughout.

Originally developed by Laing Homes approximately twenty-five years ago, this substantial three-bedroom penthouse has been thoughtfully modernised by the current owners and is offered to the market chain free.

Further benefits include three private parking spaces, landscaped communal gardens, secure gated entry, and a share of freehold. A superb turn-key penthouse within easy reach of local amenities.

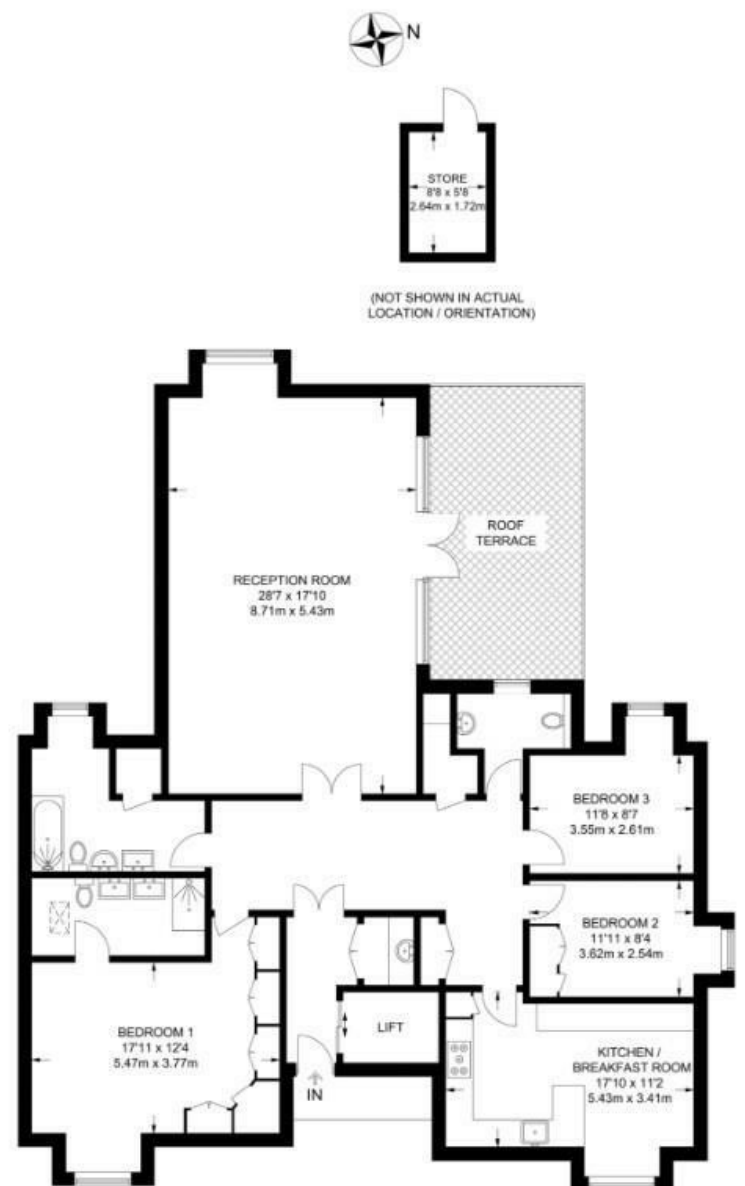
Accessed via lift directly into the apartment, a private entrance vestibule leads into a generous reception hall, naturally illuminated from above and setting the tone for the light and space throughout. The contemporary kitchen/breakfast room is positioned to the front of the apartment and fitted with Miele appliances, while the dual-aspect principal reception room enjoys green garden views and opens onto the private roof terrace, an ideal setting for entertaining or relaxing.

The sleeping accommodation comprises a spacious principal bedroom suite with en-suite shower room, two further bedrooms served by a family bathroom, a separate guest WC, and a useful utility cupboard off the entrance vestibule. Bespoke joinery has been incorporated throughout, enhancing both storage and finish.





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### SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1915 SQ FT / 177.88 SQ M

OUTBUILDING= 49 SQ FT / 4.5 SQ M

TOTAL = 1964 SQ FT / 182.4 SQ M

This plan has been drawn for illustrative and identification purposes only.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      | 77        |
| (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 |           |