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Gordon Avenue Stanmore, HA7 3QE

Asking Price £675,000



# Gordon Avenue Stanmore, HA7 3QE

A stylish and well-proportioned two-bedroom first-floor apartment with lift set within a modern, well-maintained development on one of Stanmore's most desirable residential roads. The property features an impressive open-plan kitchen, dining and reception room, filled with natural light and ideal for modern living and entertaining, with direct access to a private balcony.

Both bedrooms are generous doubles and enjoy doors opening onto a substantial second balcony, while the principal bedroom further benefits from a contemporary en-suite shower room. A modern family bathroom, excellent storage and a thoughtfully designed layout complete the accommodation.

Externally, the development offers attractive communal gardens and an allocated parking space. The property is sold with a share of freehold and a remaining lease of approximately 983 years.

Ideally located close to Stanmore Underground Station (Jubilee Line), highly regarded schools, green open spaces and local shops.

- Stylish Two-Bedroom Apartment
- Open plan Living/ Dining Room/ Kitchen
- Fully integrated Kitchen
- Two Balconies
- Primary Bedroom with En Suite
- 2 Bathrooms
- Communal Gardens
- Entryphone system & Lift To All Floors
- Allocated Parking Space
- Share of Freehold - Remaining Lease 983 years



**Council Tax Band: F**  
Leasehold - Share of Freehold



## INTERNALLY

Well proportioned first floor flat is perfectly suited for modern lifestyles, this home combines comfort, functionality, and a touch of luxury. The heart of the apartment is the expansive kitchen/reception room, ideal for entertaining or relaxing in style. Natural light floods the space with floor to ceiling windows and direct access to a balcony for seamless indoor-outdoor living. The apartment boasts two double bedrooms both bedrooms have doors opening onto a large balcony, the primary bedroom has an contemporary en-suite shower room, walk in wardrobe and a fitted vanity area with mirrored wardrobes. The property also includes a well-appointed bathroom, excellent storage options, and a thoughtfully designed layout that maximizes both space and privacy. The property has an entryphone system and there is a lift to all floors.

## EXTERNALLY

Includes an entryphone system, lift to all floors, allocated parking space and communal gardens.

## LOCATION

Gordon Avenue is ideally situated in one of Stanmore's most desirable residential streets, offering a peaceful suburban setting with superb access to local amenities and transport links. Located in the London Borough of Harrow, this address combines the charm of leafy surroundings with the convenience of city living. Residents benefit from close proximity to Stanmore Underground Station (Jubilee Line), providing direct access to Central London, Canary Wharf, and Stratford. The M1 and A41 are also easily accessible, making this an excellent base for commuters. The area boasts a range of highly regarded schools, including North London Collegiate and Stanmore College, as well as green spaces such as Stanmore Country Park and Bentley Priory Nature Reserve. Gordon Avenue itself is known for its quiet, tree-lined character and well-maintained properties, contributing to a strong sense of community and prestige.

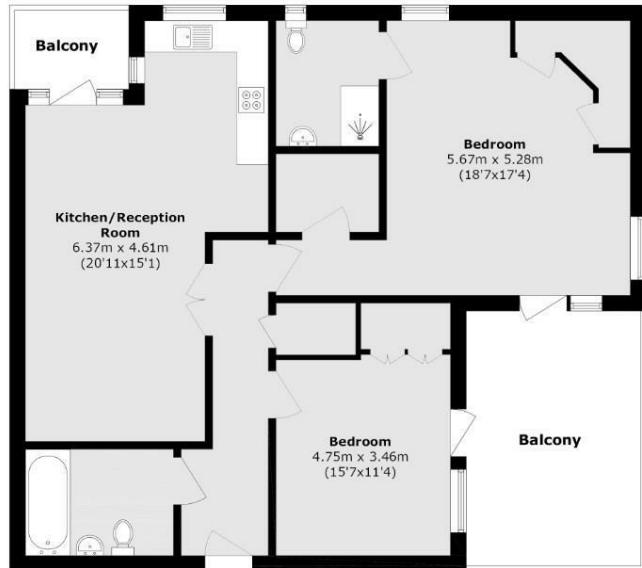
Local shopping, dining, and leisure options are plentiful, with Stanmore Broadway offering boutique shops, cafés, and restaurants, while nearby Bushey and Harrow expand the lifestyle choices even further.

## ADDITIONAL INFORMATION

Council Tax Band E  
Share of Freehold  
Remaining Lease 983 years  
Service Charge £3,532.00 per annum (£1,766 6 monthly)  
No Ground Rent  
(all above as advised)



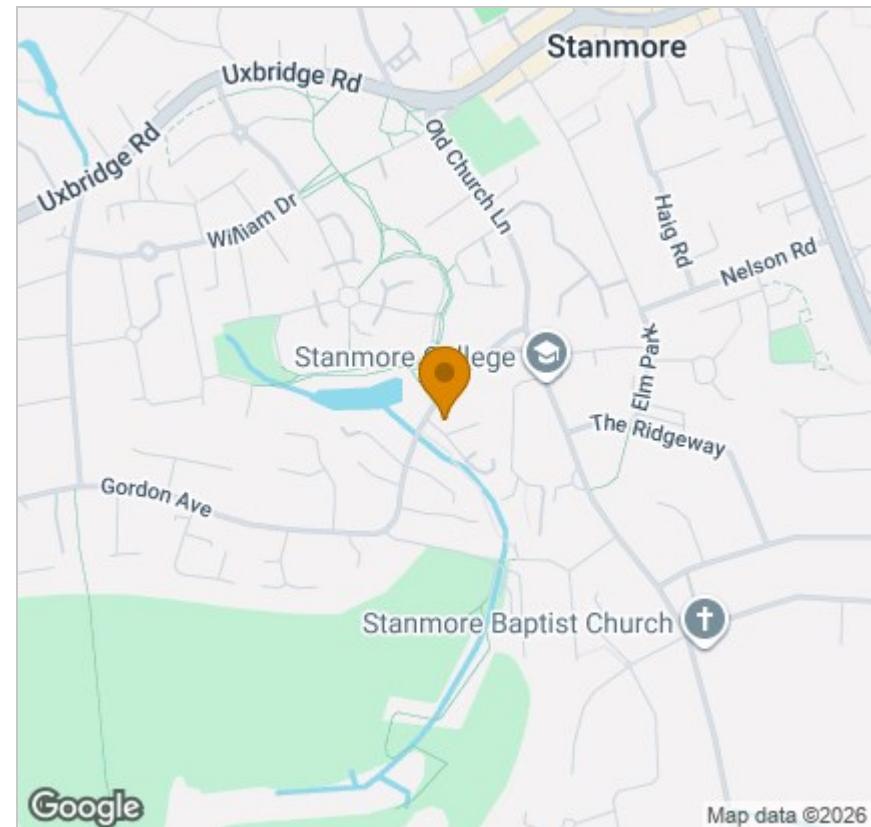
## Floor Plan



Total area (approx.): 97.1 sq. m (1045.2 sq. ft)

Balcony area (approx.): 14.3 sq. m (154.0 sq. ft)

## Area Map



## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. Images may contain digitally added furniture and decor and are intended to show the property's potential. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions

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## Energy Efficiency Graph

