



Royal Court

Stanmore

£450,000

Davidson Frost-Wellings are pleased to present this substantial two bedroom lower ground floor flat offering stylish, contemporary living whilst benefiting from ease of access to many local amenities.

The flat benefits from two double bedrooms two bathrooms, one being an en-suite, with a large welcoming open plan reception/kitchen, and a lovely outdoor private terrace.

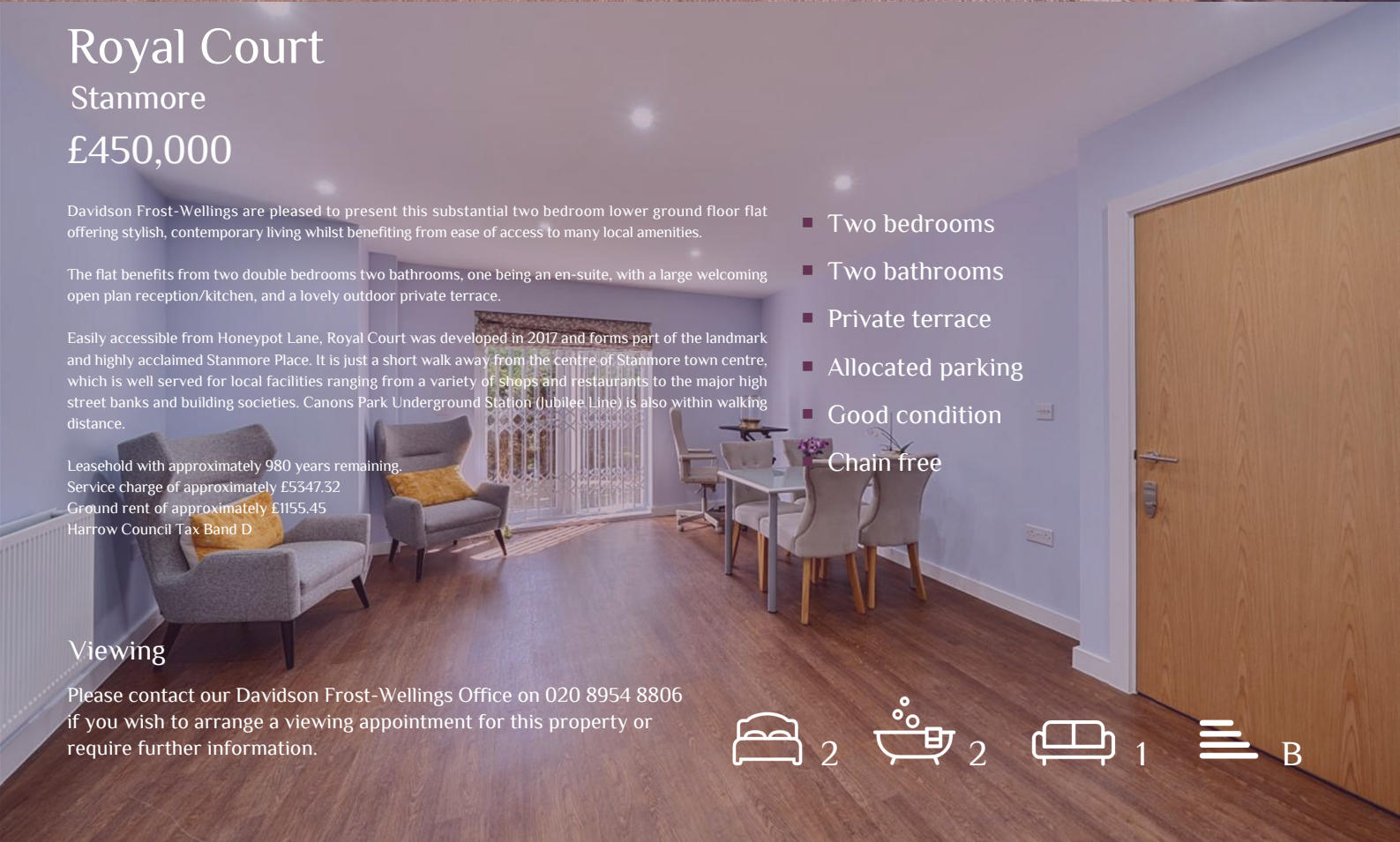
Easily accessible from Honeyput Lane, Royal Court was developed in 2017 and forms part of the landmark and highly acclaimed Stanmore Place. It is just a short walk away from the centre of Stanmore town centre, which is well served for local facilities ranging from a variety of shops and restaurants to the major high street banks and building societies. Canons Park Underground Station (Jubilee Line) is also within walking distance.

Leasehold with approximately 980 years remaining.
 Service charge of approximately £5347.32
 Ground rent of approximately £1155.45
 Harrow Council Tax Band D

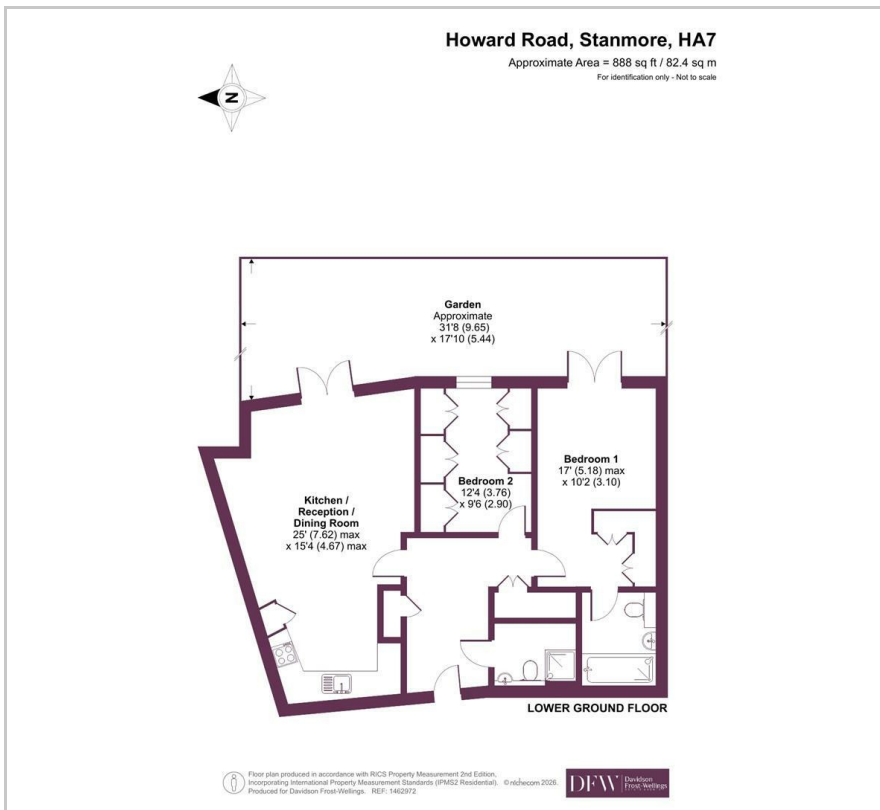
- Two bedrooms
- Two bathrooms
- Private terrace
- Allocated parking
- Good condition
- Chain free

Viewing

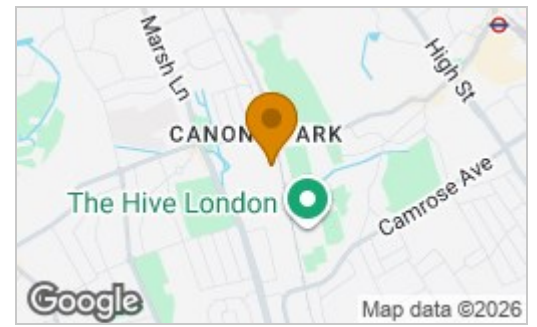
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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