



## Burlington Park House

Stanmore

### Offers in excess of £550,000

A two bedroom flat available with Davidson Frost-Wellings chain free in a popular block in central Stanmore.

The flat has a large, multiple-aspect reception room with a spacious dine-in kitchen as well as a master bedroom with ensuite bathroom and fitted wardrobes, plus a second bedroom and family bathroom. Lots of built-in storage is available throughout the flat.

Available with allocated underground parking, guest parking and a secure storage unit. The building benefits from well maintained communal gardens and is in an excellent location for access to the shops, cafes and amenities of Stanmore Broadway, multiple bus routes and Stanmore Tube Station.

Share of freehold with an underlying lease of 999 years from 1985  
 Service charge of approximately £4,500  
 Ground rent Nil  
 Harrow Council Tax Band G.

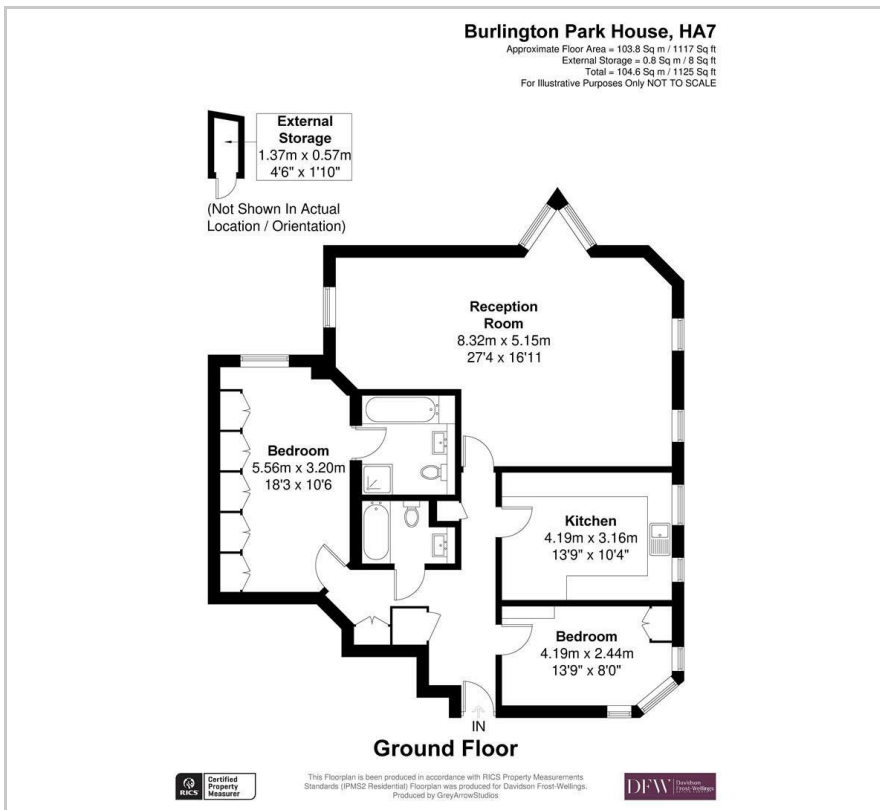
- Two bedrooms
- Two bathrooms
- Underground parking
- Chain free
- Excellent location
- Share of freehold

#### Viewing

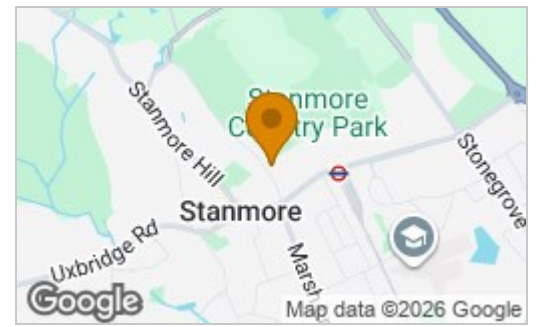
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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