



## Aran Drive Stanmore £430,000

A two bedroom first floor flat available chain free with Davidson Frost-Wellings.

On the first floor of a purpose built block of flats in a central Stanmore location. The flat has a large reception room with large windows and a door leading to a private balcony. There is also a separate kitchen, large master bedroom with built-in wardrobes, second double bedroom, large family bathroom and a WC.

Bickley Court on Aran Drive is in a convenient location for shops and amenities on Stanmore Broadway as well as Stanmore tube station. The property further benefits from attractive communal gardens and a single garage.

Share of freehold.  
Ground rent nil.  
Service charges of £2905.92 per annum.  
Harrow Council tax band D.

- Two bedrooms
- Private balcony
- Garage
- Separate kitchen
- Chain free
- 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

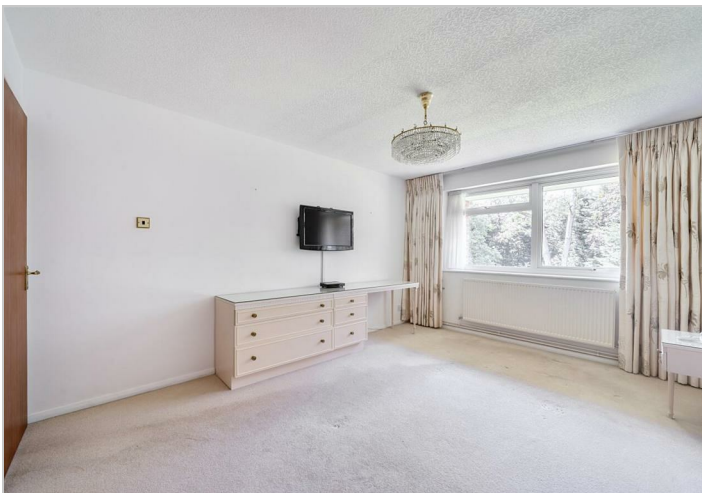


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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