



## 71 Stanmore Hill

Stanmore

£335,000

Davidson Frost-Wellings are pleased to present this two bedroom first floor flat on Stanmore Lodge. This property has a private balcony.

The property is also ideally located within a short walk to Stanmore Broadway offering an array of amenities, restaurants, library, and excellent transport links.

Leasehold with approximately 98 years remaining.  
Service charge of £2,844 per annum.  
Ground rent of £150 per annum.  
Harrow Council tax band D.

- Two bedrooms
- Bathroom
- First floor
- Residents parking
- Balcony
- 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>71</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	



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