



Howard Road Stanmore £460,000

Davidson Frost-Wellings are pleased to present this substantial two bedroom ground floor apartment 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.

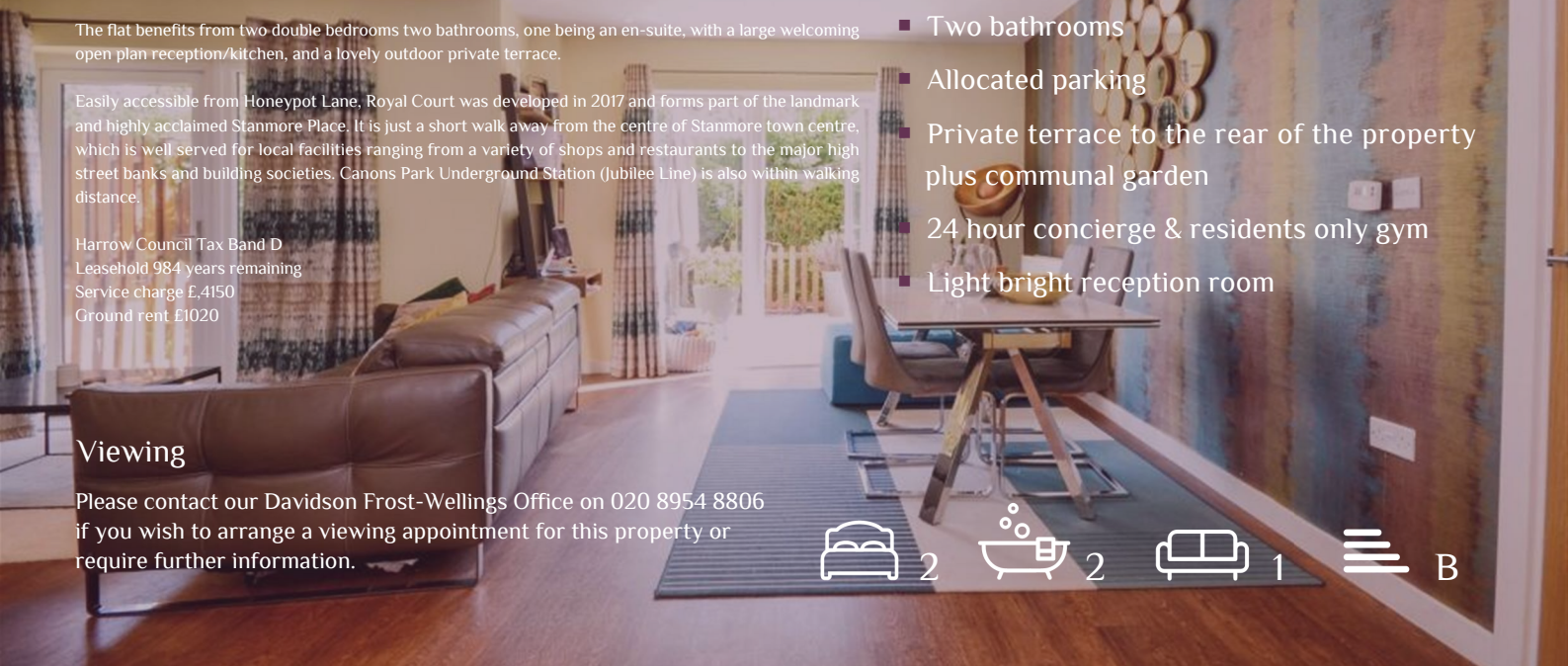
Easily accessible from Honeypot Lane, Royal Court was developed in 2017 and forms part of the landmark and highly acclaimed Stanmore Place. It is just a short walk away from the centre of Stanmore town centre, which is well served for local facilities ranging from a variety of shops and restaurants to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

Harrow Council Tax Band D
Leasehold 984 years remaining
Service charge £.4150
Ground rent £1020

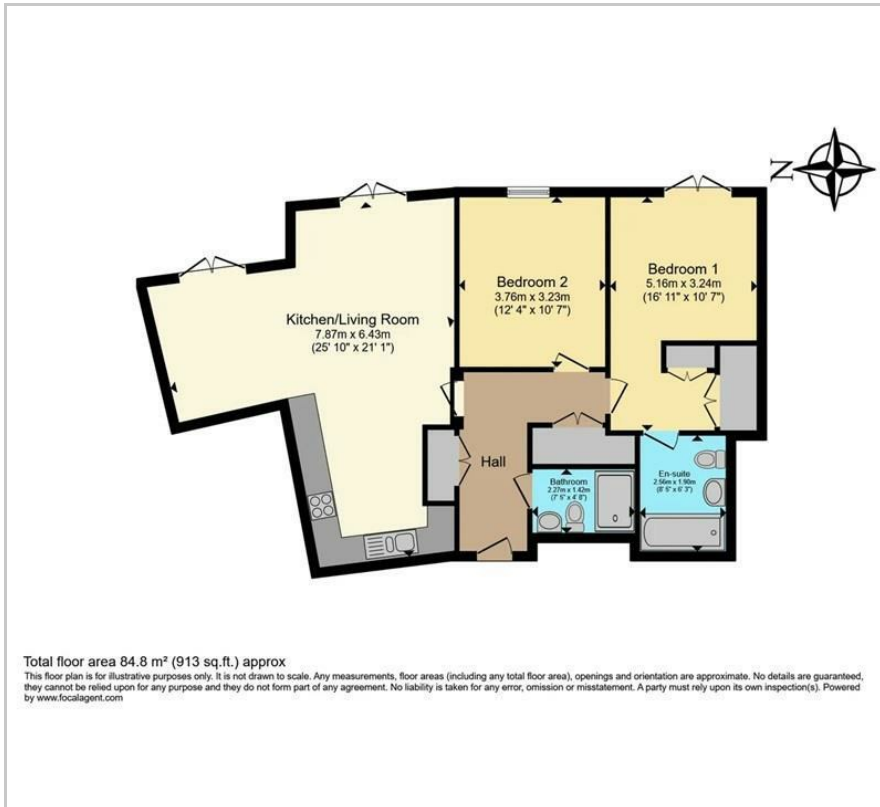
- Two bedrooms
- Two bathrooms
- Allocated parking
- Private terrace to the rear of the property plus communal garden
- 24 hour concierge & residents only gym
- Light bright reception room

Viewing

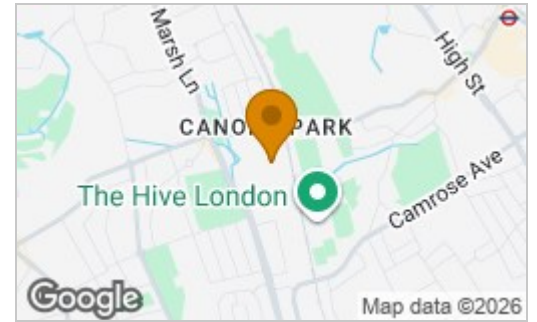
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

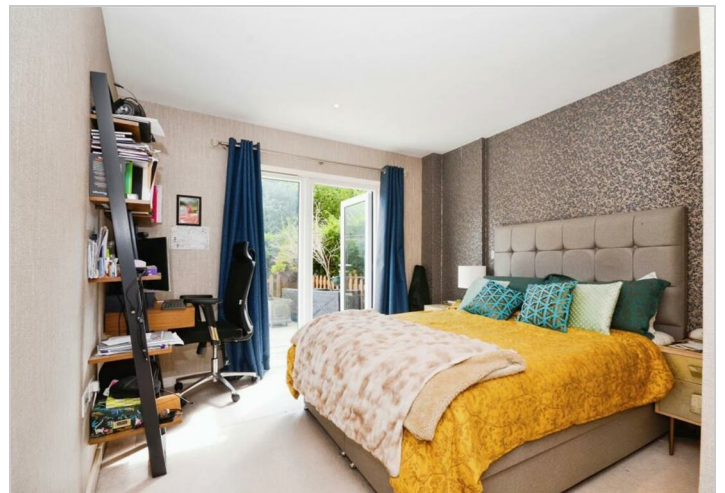


Area Map



Energy Efficiency Rating

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



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