



**57 Gordon Avenue, Stanmore HA7 3QR**

**Offers In Excess Of £450,000**

A beautifully presented bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT forming part of this sought after purpose built block on one of Stanmore's premier residential roads, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Security Entry Phone System, Lift, Spacious Entrance Hall, Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room With Access To Balcony, Modern Fully Fitted Kitchen, Bedroom One With En Suite Shower Room, Bedroom Two, Family Bathroom, Communal Grounds, Off Street Parking. The property also benefits from SHARE OF FREEHOLD.

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## Exterior:



## Reception Room:



## Entrance Hall:



## Reception Room:



## Reception Room:



## Reception Room:



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**Reception Room:**



**Bedroom One:**



**Kitchen:**



**En Suite Shower Room:**



**Bedroom One:**



**Bedroom Two:**



**Family Bathroom:**



**Disclaimer:**



**Balcony:**



**Communal Grounds:**



**Tenure:**

This is a Share of Freehold property and the seller advises us that, to the best of their knowledge there are approximately 158 years remaining on the lease.

There is a service charge of approximately £3,000 PA

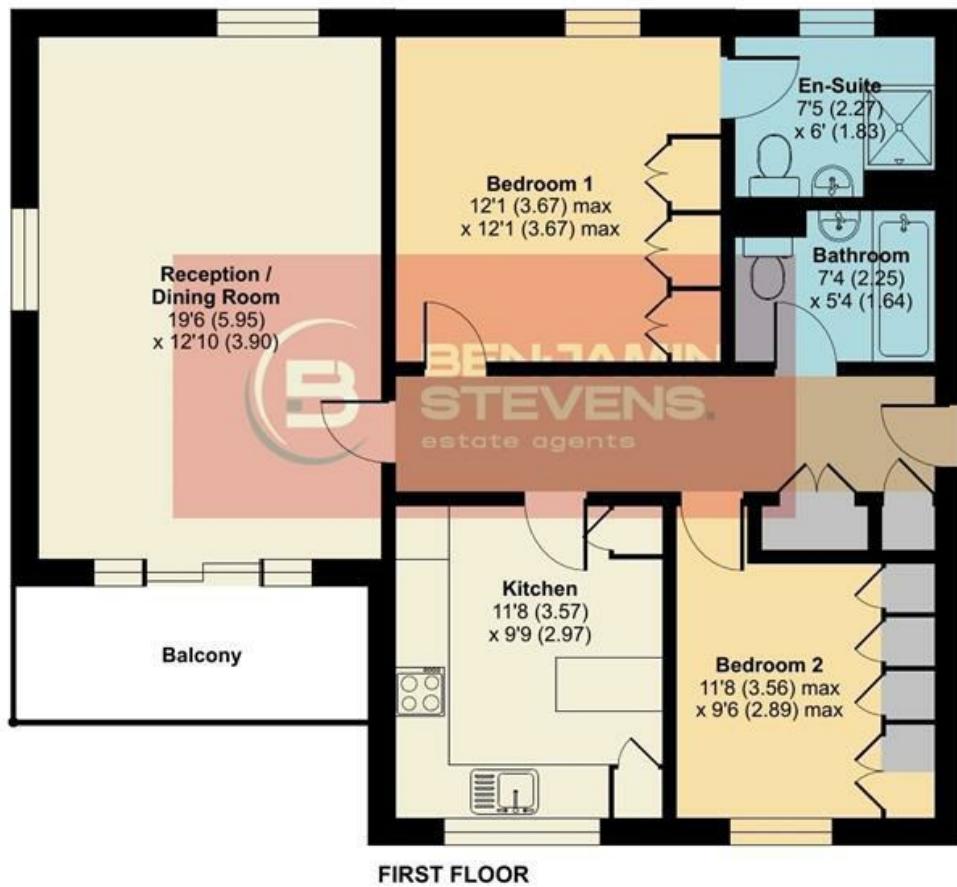
Council Tax Band F £3,461 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

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Approximate Area = 848 sq ft / 78.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Benjamin Stevens. REF: 1272513.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC