



## 1, Elmcroft Merryfield Gardens

, Stanmore, HA7 4UF

£375,000



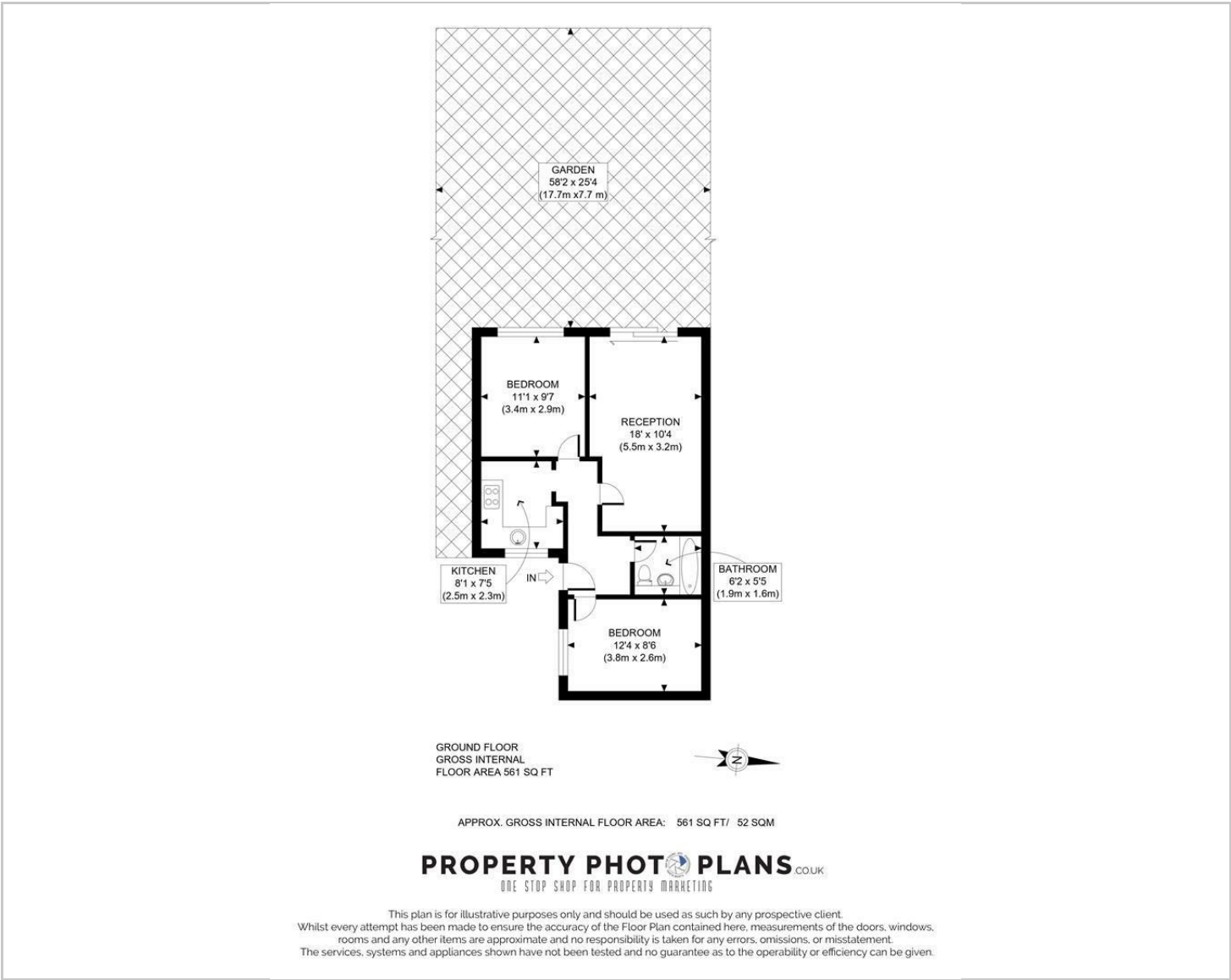
Charming Two-Bedroom Ground Floor Flat with Garden and Parking. Set in a peaceful residential location, this delightful ground floor flat offers 561 sq ft (52 sq m) of well-presented living space, just moments from the excellent amenities of Stanmore, including its shops, restaurants, and transport links.

The property features a bright reception room with direct access to a private section of the garden, as well as a shared communal area – perfect for relaxing or entertaining. The recently fitted modern kitchen is finished in sleek white cabinetry, and the contemporary full bathroom is stylishly appointed.

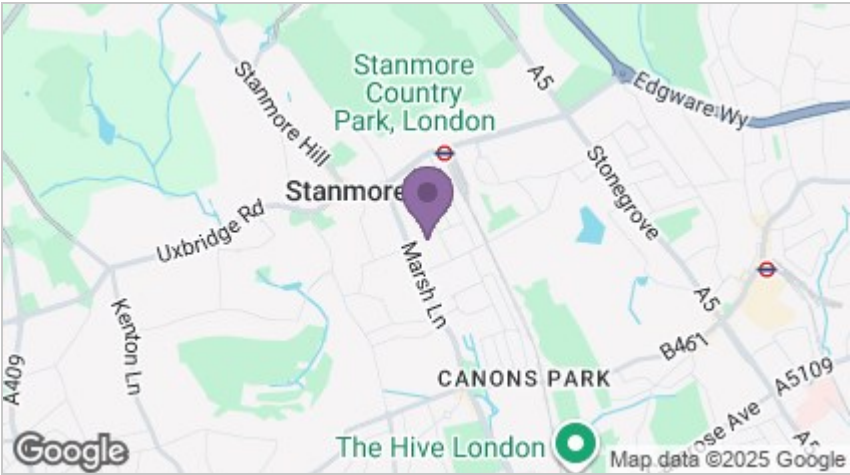
There are two well-proportioned double bedrooms, providing ample space for comfortable living. Further benefits include off-street parking for two vehicles on the private driveway and private garage, Council Tax Band D, and a share of freehold. Please note, the property is currently held on a 49-year lease.



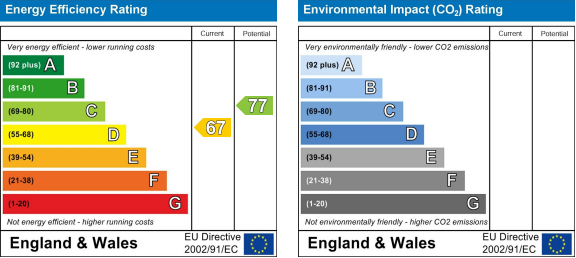
Floor Plans



Area Map



Energy Efficiency Graph



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