



BRITISH  
PROPERTY  
AWARDS

2016

★★★★★

GOLD WINNER

ESTATE AGENT  
IN LONDON NORTH

## Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

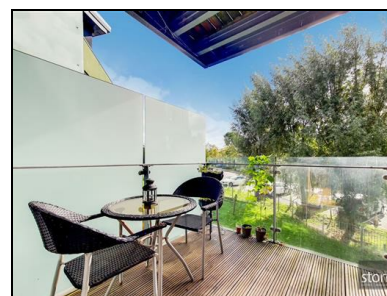
T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

# stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



## Stanmore

### £450,000

This larger than average two bedroom two bathroom first floor apartment offers over 800 square feet of accommodation and benefits from its own generously sized secluded south easterly facing balcony.

The property is accessed via a communal entrance with stairs to first floor, own front door into hallway with double storage cupboards and doors off to all rooms. Bedroom one benefits from a three piece en-suite shower room with wall mounted heated towel rail, shower cubicle, WC and contemporary wash basin and there is a good sized second bedroom. The family bathroom has a panelled bath with shower over and tiled walls, fully tiled floor and modern wash basin and WC.

The open plan kitchen reception room is an impressive 28'6" and offers an abundance of natural light with a floor to ceiling feature corner window. The fitted kitchen offers a wide range of wall and base mounted units, integrated fridge and freezer and plenty of work surface.

The property benefits from security intercom, allocated parking and is less than a half mile walk to the local shops and under 1 mile to Stanmore underground station (Jubilee line).

We are advised by the seller of the following tenure information (unverified):

Lease remaining: 90

Service charge: £2219.16

Ground rent: £199.92

**Client Money Protection provided by:** ARLA - Association of Residential Letting Agents

**Independent Redress provided by:** TPO's - The Property Ombudsman

While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective tenants should satisfy themselves by inspection and relevant reporting of a property prior to renting. This document does not form part of a legal contract.

[www.stonesresidential.co.uk](http://www.stonesresidential.co.uk)



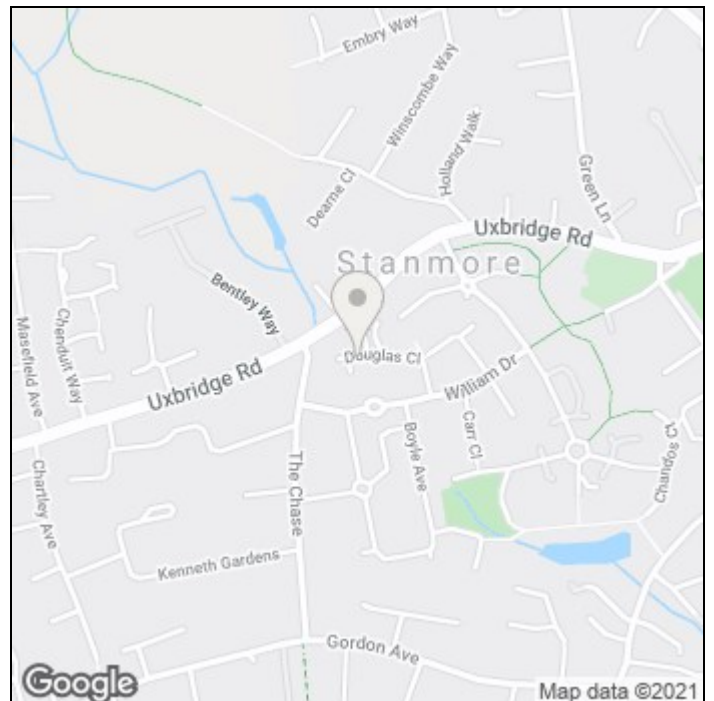
Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England






- FIRST FLOOR
- TWO BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING
- IMPRESSIVE KITCHEN RECEPTION
- BALCONY
- OVER 800 SQ FT
- SECURITY INTERCOM




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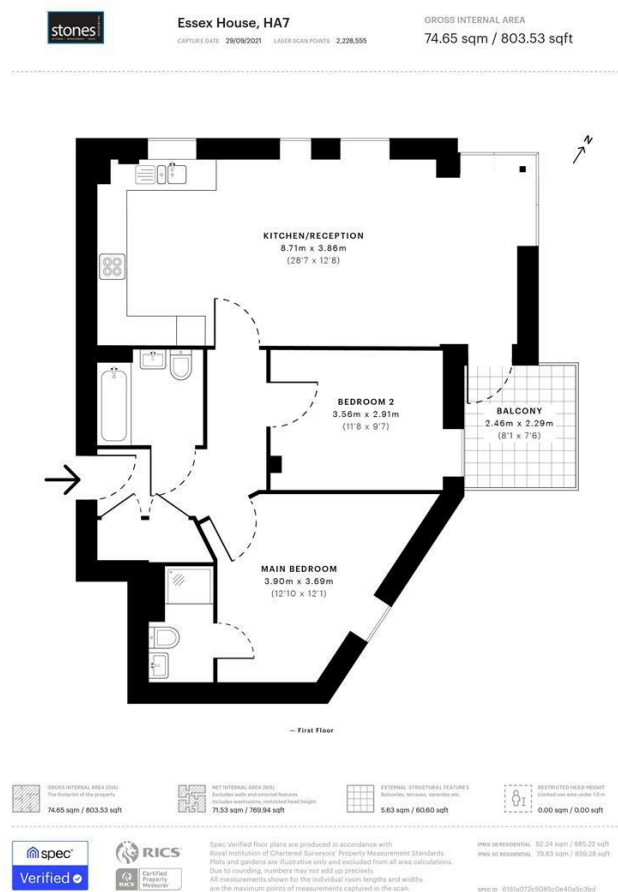


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>87</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</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 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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