



BRITISH
PROPERTY
AWARDS

2016

★★★★★

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

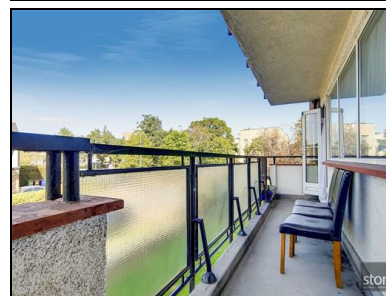
T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



Watling Court, Jesmond Way, Stanmore

£400,000

IDEAL BUY TO LET INVESTMENT

A spacious 2-bedroom, first floor apartment which offers over 960 square feet of accommodation and comes with the added benefit of a garage and is offered chain free. Watling Court is a popular development set on quiet turning off Stonegrove and is only 0.3 miles to local shops, 0.7 miles to Stanmore station and within walking distance of local places of worship. The property is accessed via a communal entrance with stairs to first floor then own front door into a hallway with a cloak's cupboard. There are 2 double bedrooms, a fitted kitchen with door to a separate utility room, a family bathroom and an impressive 26-foot lounge / diner which has access to a 23-foot terrace.

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.

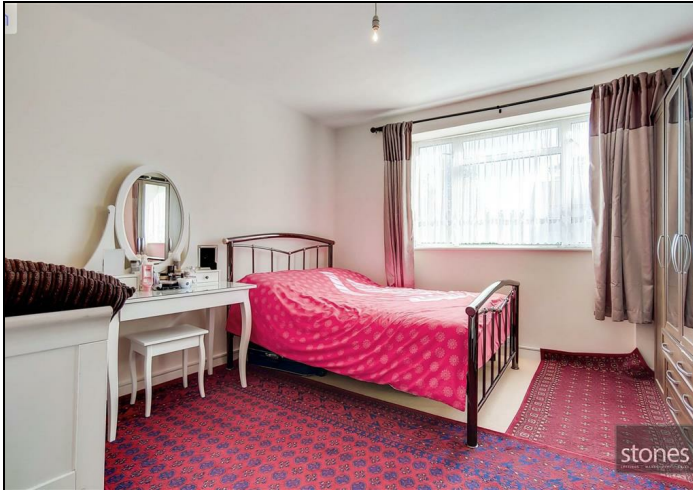
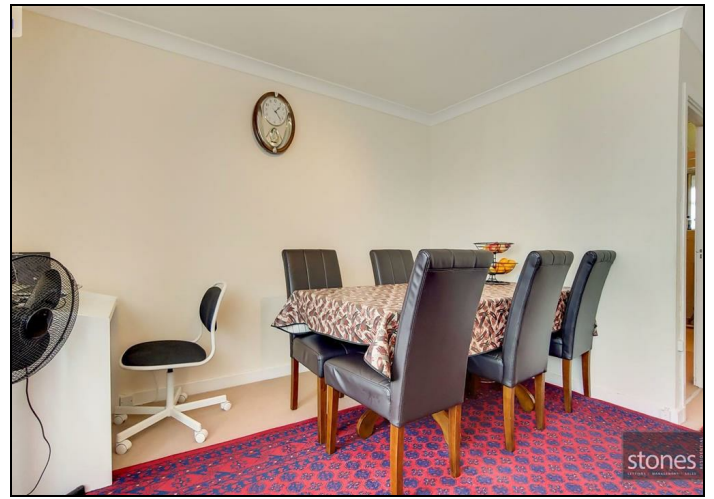
www.stonesresidential.co.uk



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






- GARAGE
- 2 BEDROOMS
- 26 FOOT LOUNGE / DINER
- FIRST FLOOR
- CHAIN FREE
- FITTED KITCHEN
- SEPERATE UTILITY ROOM
- 23 FOOT TERRACE
- 0.3 MILES TO LOCAL SHOPS
- CLOSE TO STATION




Client Money Protection provided by: ARLA - Association of Residential Letting Agents
Independent Redress provided by: TPO's - The Property Ombudsman

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

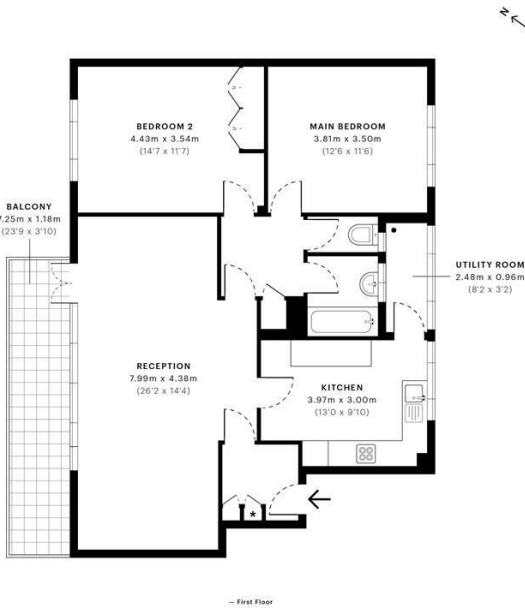
stones

Watling Court, HA7

CAPTURE DATE: 17/09/2020 LATEST SCANS POINTS: 25,144,043

GROSS INTERNAL AREA

89.84 sqm / 967.03 sqft



GROSS INTERNAL AREA (GIA)
The internal area of the property
89.84 sqm / 967.03 sqft

NET INTERNAL AREA (NIA)
Excludes walls, external features
Includes balconies, notional head height
84.99 sqm / 914.82 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
8.51 sqm / 91.60 sqft

RESTRICTED HEAD HEIGHT
Limited areas where height is less than 2.0m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PMH 36 NON-VENTILATED
PMH 36 MEASUREMENT
100.00 sqm / 1076.33 sqft
95.27 sqm / 1025.45 sqft

www.stones.co.uk

Client Money Protection provided by: ARLA - Association of Residential Letting Agents
Independent Redress provided by: TPO's - The Property Ombudsman