



BRITISH  
PROPERTY  
AWARDS

2016

GOLD WINNER

ESTATE AGENT  
IN LONDON NORTH

## Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

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E: stanmore@stonesresidential.co.uk

# stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



## Coledale Drive, Stanmore, HA7

### £2,100 PCM

**\*\*LOCKDOWN VIEWINGS AVAILABLE\*\***

Available NOW is this 5 bedroom semi detached house in great location to local Primary and Secondary Schools. The property offers 5 family bedrooms, large living space on the ground floor, off street parking for 2/3 cars, large rear garden for the children to play in or a BBQ in the hot summers!

**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

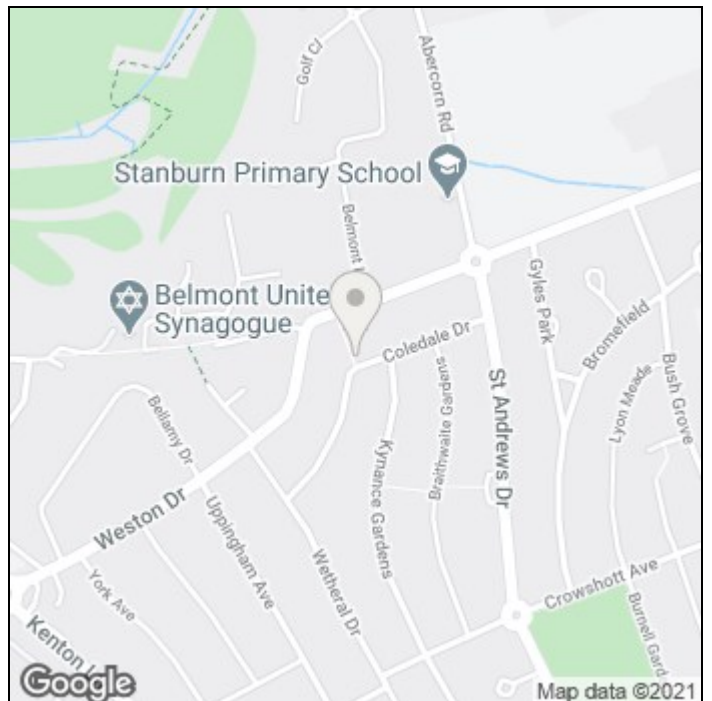
Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England









- 5 BEDROOM FAMILY HOUSE
- 2 BATHROOM
- LARGE THROUGH LOUNGE
- OFF STREET PARKING 2/3 CARS
- LARGE REAR GARDEN
- GREAT LOCATION
- UTILITY ROOM
- SEPARATE WC

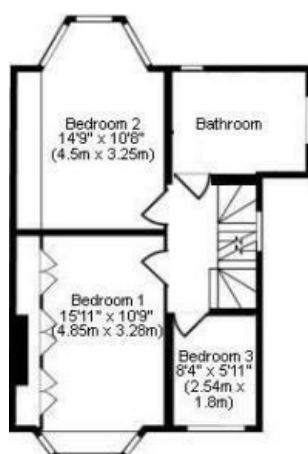


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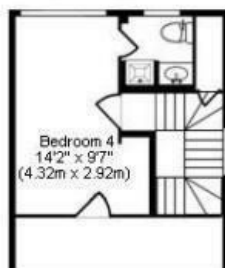
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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	59	80
(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	

First Floor



Second Floor



Ground Floor

