

Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

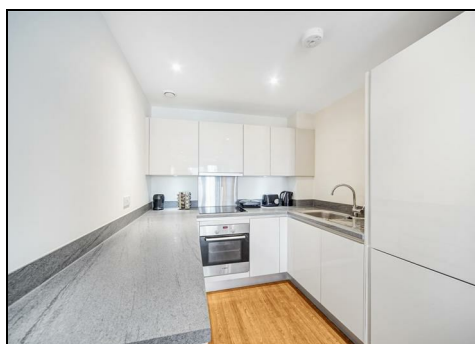
T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

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RESIDENTIAL

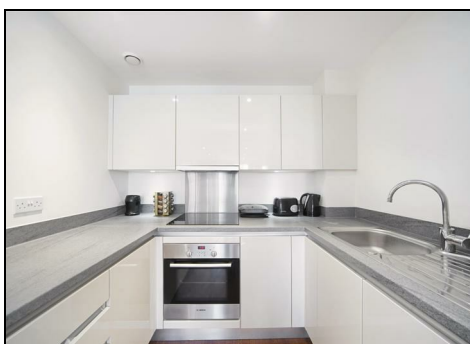


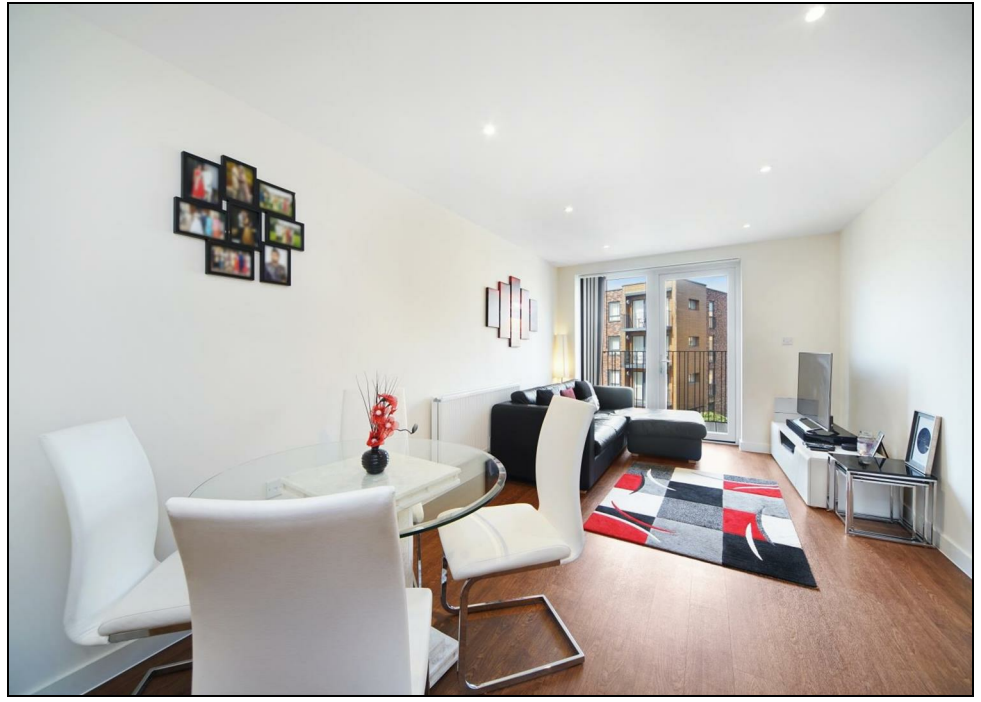
Stanmore, Howard Road

£370,000 Leasehold

Clement Court itself is part of the hugely successful and much sought after development in Stanmore Place, which is distinguished by its water features, landscaped gardens, pedestrian avenues and modern architecture. Within this prestigious development is situated an IMMACULATE ONE DOUBLE BEDROOM second floor apartment. This stunning property comprises open-plan living, dining and contemporary kitchen which is both spacious and stylish with access also to a private BALCONY TERRACE. There is ONE DOUBLE BEDROOMS with built in wardrobes and EN-SUITE BATHROOM, access from the living room to a private balcony terrace. Further there is an utility cupboard, integrated kitchen appliances and designated parking. This award winning development benefits from 24hr concierge and residents only gym.

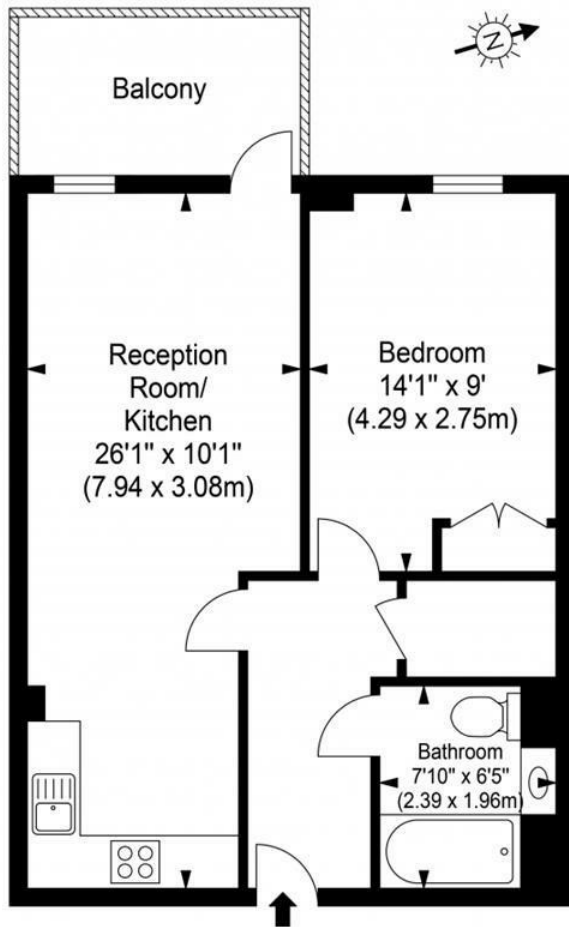
Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. It is one of North West London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools. With excellent transport links found at Cannons Park [Jubilee], it is ideal for drivers with its convenient access to the A41, M1 and M25.





Clement Court, Howard Road

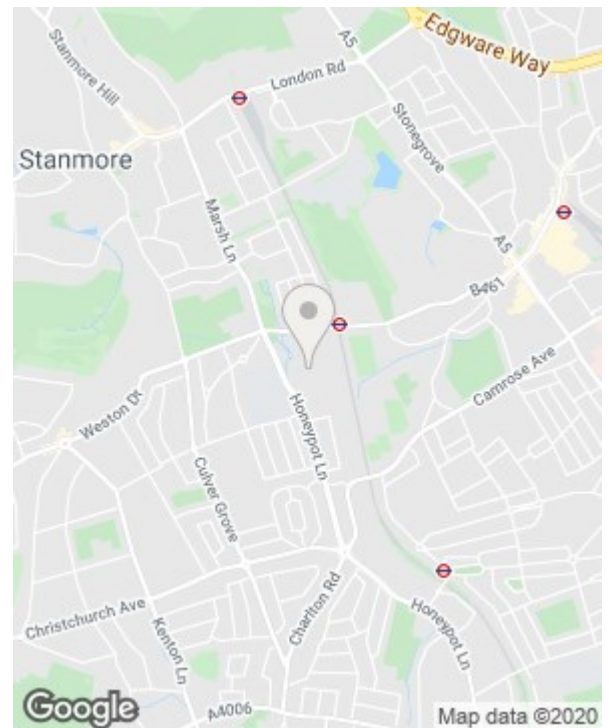
Approx. Gross Internal Area 510 sq ft - 47.38 sq m



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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 ₂) 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		

While every effort is made to ensure the accuracy of these 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 purchasers should satisfy themselves by inspection and relevant reporting prior to purchase. This document does not form part of a legal document.