



BRITISH
PROPERTY
AWARDS

2016

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

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stones

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RESIDENTIAL



Kestral Court

Stanmore

Set within this gated development and located off Old Church Lane itself, is this large 2-bedroom ground floor apartment benefiting from its own balcony and parking space. The property is accessed by a communal entrance then own front door. Upon entering the apartment there is an L shaped hallway with 2 x storage cupboards and doors off to all rooms. There is a generously sized interconnecting dual aspect lounge diner with double doors leading out onto a private patio with gate onto the communal gardens. The integrated kitchen is located off the dining area and has a granite work surface, 5-point hob and tiled floor. Bedroom 1 has a range of fitted wardrobes and 4-piece en suite bathroom. Bedroom 2 has fitted wardrobes and there is further 3-piece bathroom access from the hallway. Located only 5 minutes' walk from local shops and amenities as well as being only 0.7 miles from Stanmore station itself. The property is offered chain free and available for immediate viewing.

The vendor has provided the following tenure information and verification via solicitors recommended:

Lease remaining: 986 years, Ground rent: £350 pa, Service charge: £2840.04 pa

Asking Price £600,000 Leasehold

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 purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. 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

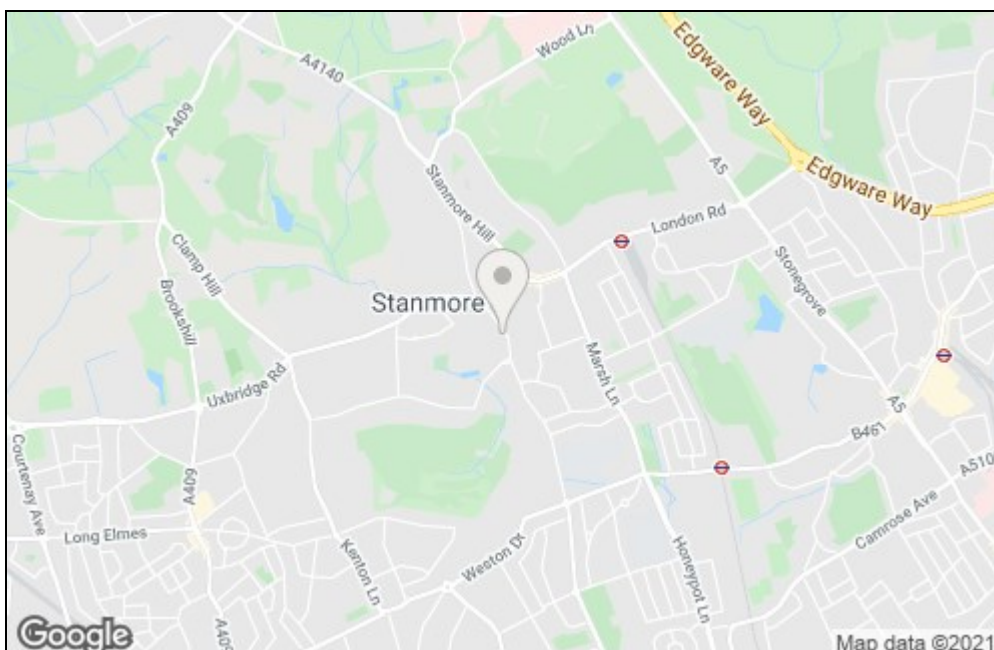
Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England



Kestral Court



- GATED DEVELOPMENT
- CHAIN FREE
- CLOSE TO SHOPS & AMENITIES
- TWO BEDROOMS
- DESIGNATED PARKING SPACE
- BALCONY
- COMMUNAL GARDENS
- TWO BATHROOMS



Kestral Court



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | 80 | 80 | |
| (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 | |

| Energy Efficiency Rating | | 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 | |

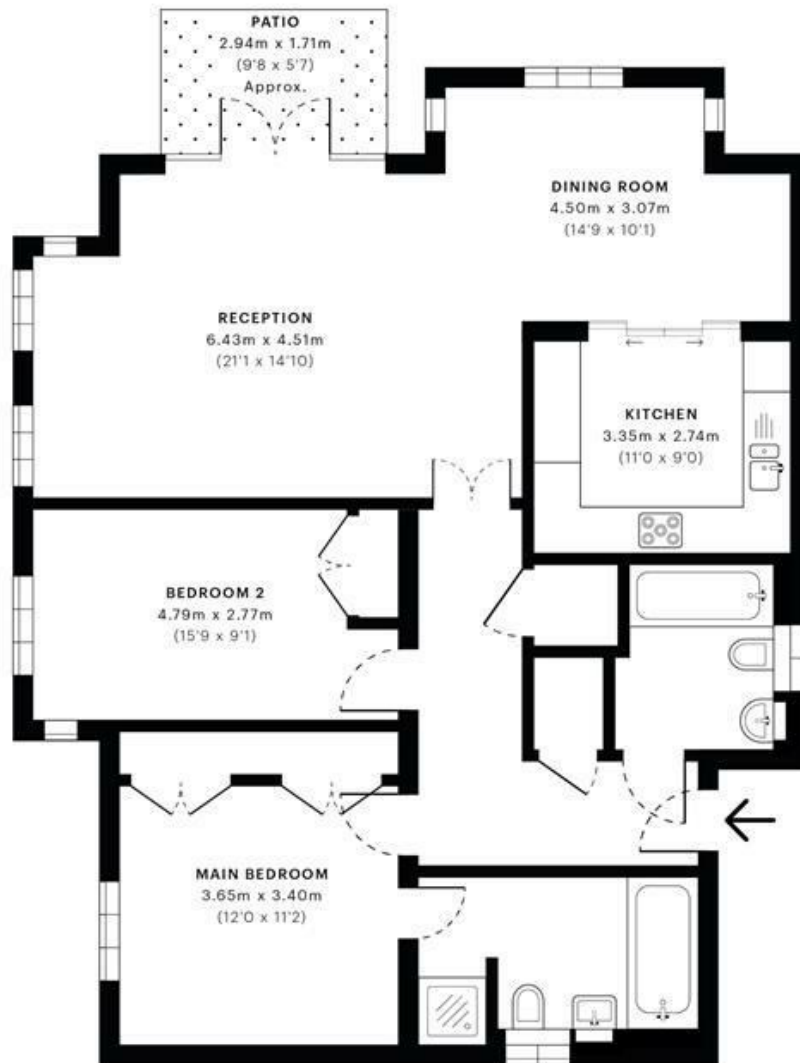


Kestrel Court, HA7

CAPTURE DATE: 07/10/2021 LASER SCAN POINTS: 3,083,305

GROSS INTERNAL AREA

105.94 sqm / 1140.33 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
105.94 sqm / 1140.33 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
98.09 sqm / 1055.83 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 106.33 sqm / 1144.53 sqft
IPMS 3C RESIDENTIAL 98.49 sqm / 1060.14 sqft

spec id: 615d5ba7df6ec70dd4cc6242